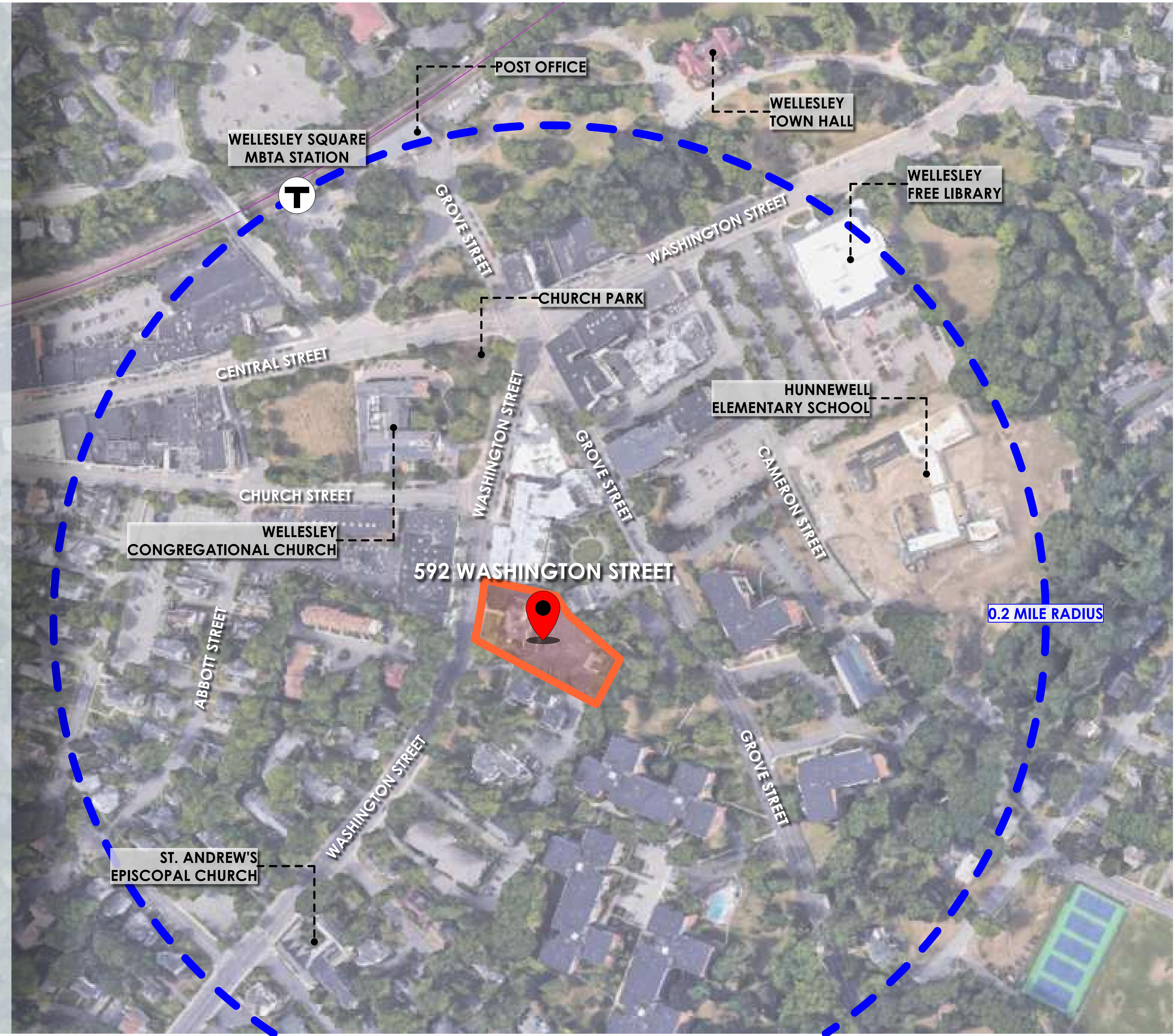
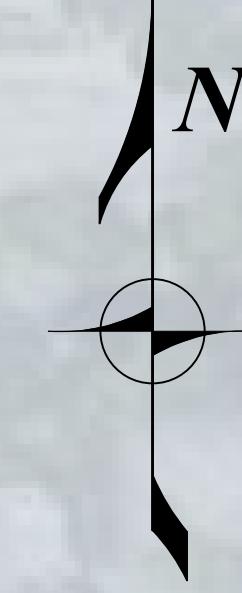


AERIAL VIEW 01
592 WASHINGTON STREET



AERIAL VIEW 02
592 WASHINGTON STREET



AERIAL MAP
592 WASHINGTON STREET



Proposed
Multi Family
Use

592
Washington St.
Wellesley, MA

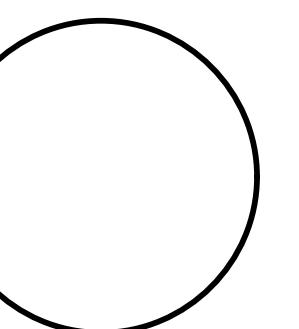
OWNER



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35 Bryant Street
Dedham, MA 02026

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REV # DATE ISSUANCE
1 12.29.2025: Parking

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Existing
Images

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1/8" = 1'-0"

A-1.1

1/8" = 1'-0"

584 WASHINGTON STREET

53 GROVE
STREET

592 WASHINGTON STREET

PROPOSED MULTI-FAMILY BUILDING
3 STORIES - 19 UNITS

WASHINGTON STREET


Proposed Project Site

1" = 10'

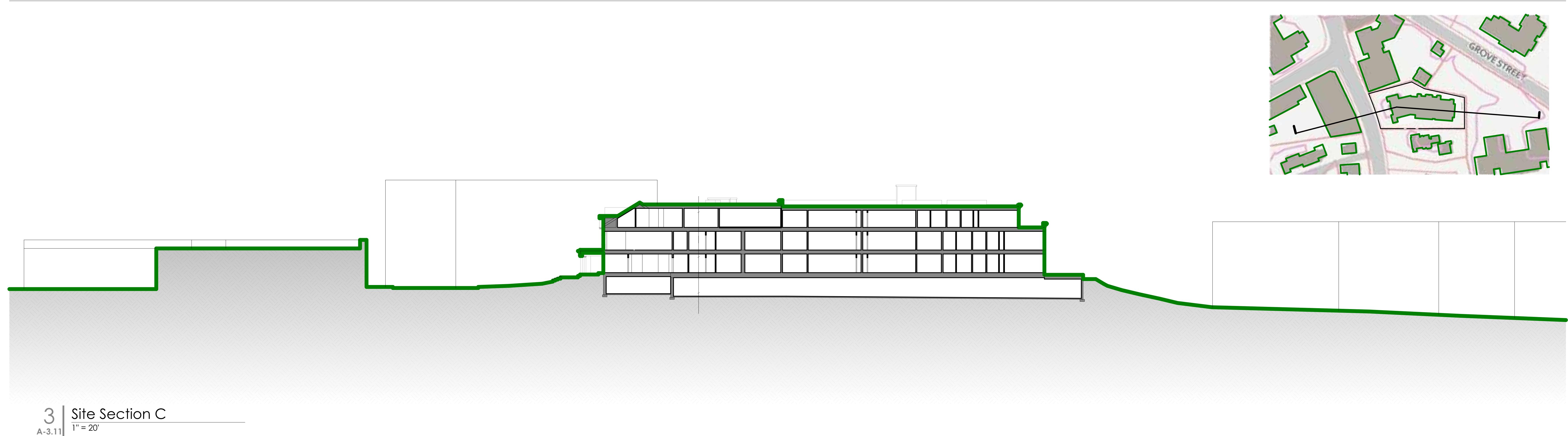
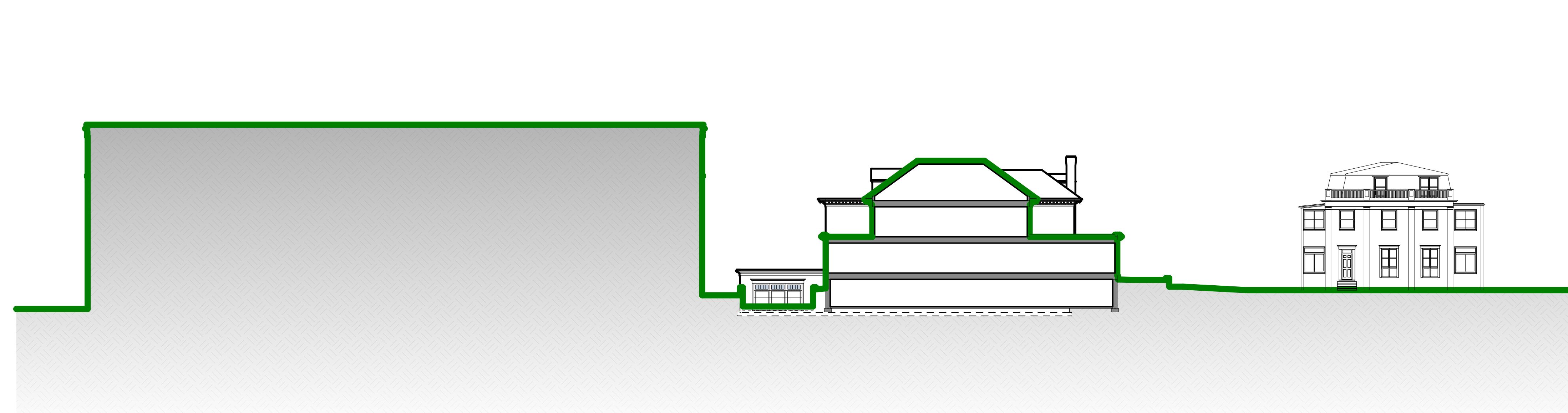
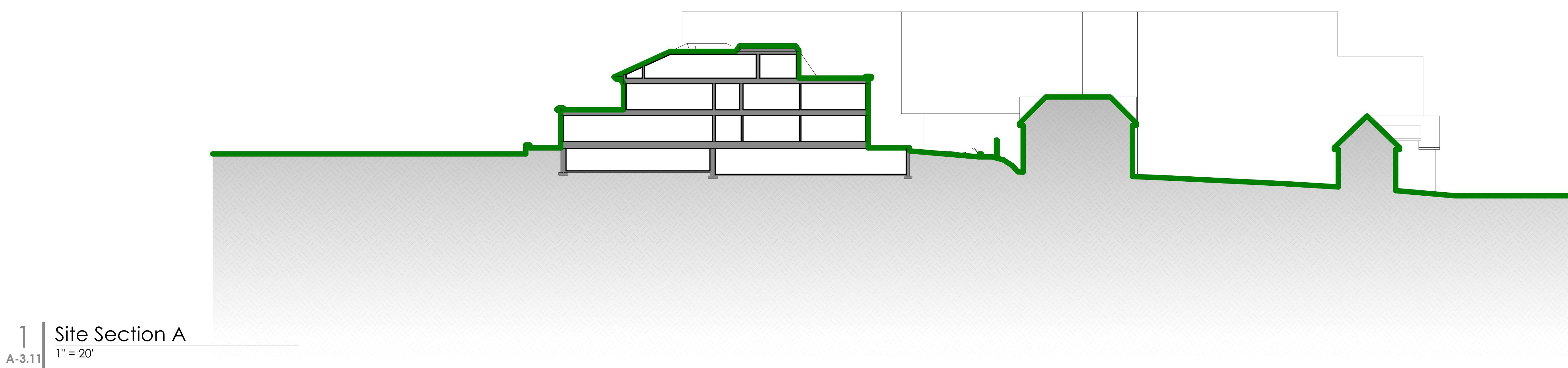
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594 WASHINGTON STREET

594A
WASHINGTON ST.

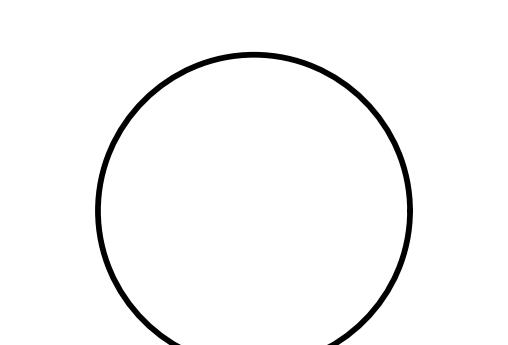


Proposed
Multi Family
Use
592
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Wellesley, MA
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REV # | DATE | ISSUANCE
1 | 12.29.2025 | Parking

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Site Sections

JOB NO _____
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"
1/8" = 1'-0"

A-3.11

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

LEGEND

A.C.	AIR CONDITIONER
B.H.	BULKHEAD
BIT.	BITUMINOUS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.S.	DOWNSPOUT
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERT
I.R.	IRON ROD
L=	LENGTH
L.S.	LANDSCAPE
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R=	RADIUS
S.F.	SQUARE FEET
S.M.H.	SEWER MANHOLE
T.H.H.	TELEPHONE HANDHOLE
U.G.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.G.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ=	DELTA
(2)	NUMBER OF PARKING SPACES
+100.0	EXISTING SPOT GRADE
—100—	EXISTING GRADING
—GAS—	GASLINE
—U.E.—	UNDERGROUND ELECTRIC LINE
—W—	WATERLINE

BENCHMARKS

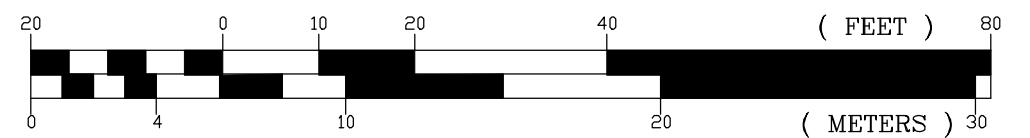
ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

T.B.M.	DESCRIPTION	ELEVATION
A	"X" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.57'
C	NAIL SET 1' UP IN 20" SUGAR MAPLE	156.64'
D	NAIL SET 1' UP IN 16" RED OAK	155.73'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1' UP ON U.P.#5-1/2	155.57'

EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
HCN	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE
TREE LOCATION	
TREE CODE	WP06
TREE DIAMETER	

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046
GRAPHIC SCALE
1 inch = 20 ft.



EXISTING CONDITIONS SITE PLAN

#592 WASHINGTON STREET
IN
WELLESLEY, MASS
(NORFOLK COUNTY)

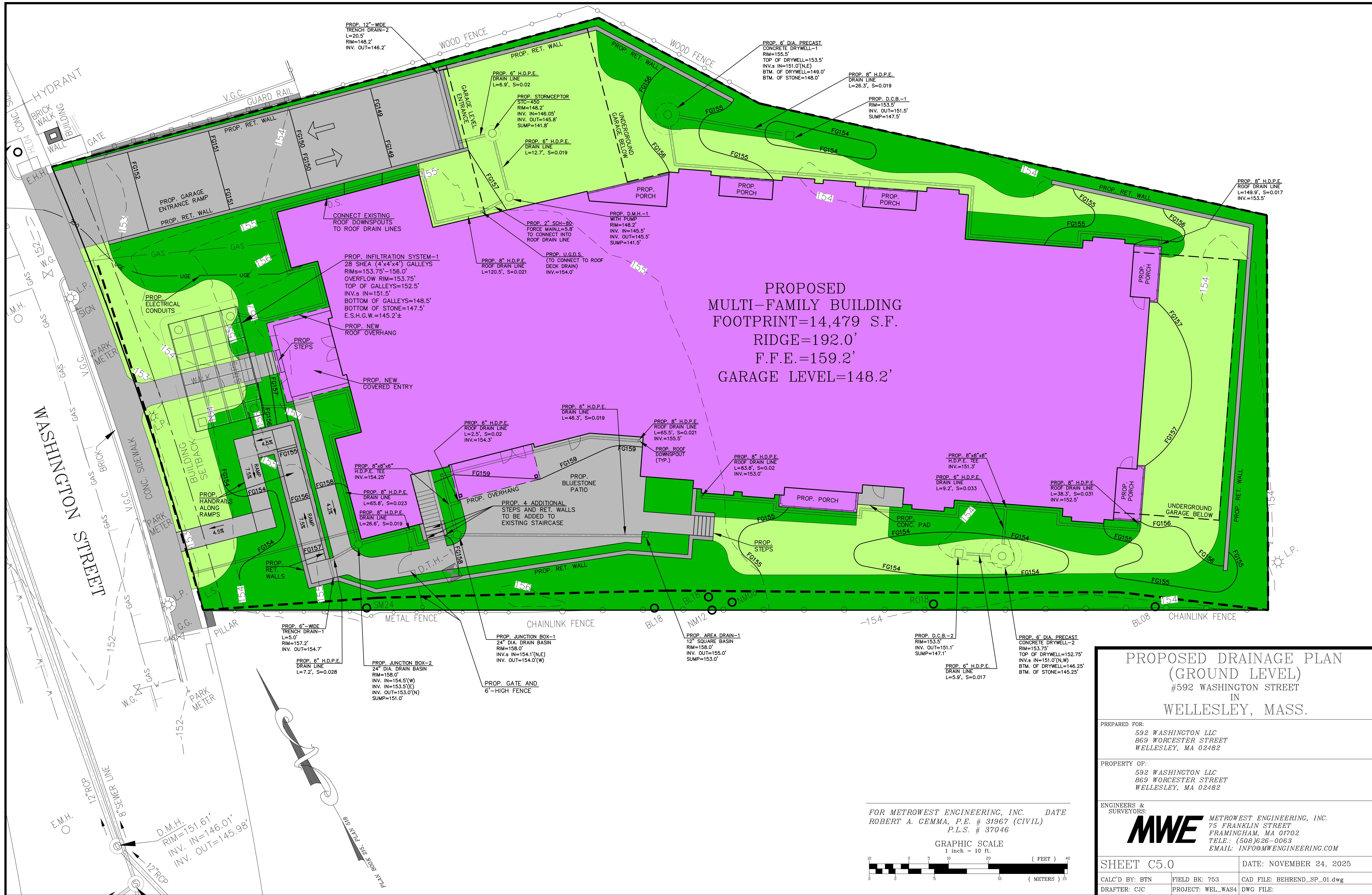
PREPARED FOR:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

PROPERTY OF:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

ENGINEERS &
SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508) 626-0063
EMAIL: INFO@MWENGINEERING.COM

SHEET C1.0 DATE: NOVEMBER 24, 2025
CALC'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTER: CJC PROJECT: WEL_WASA DWG FILE:



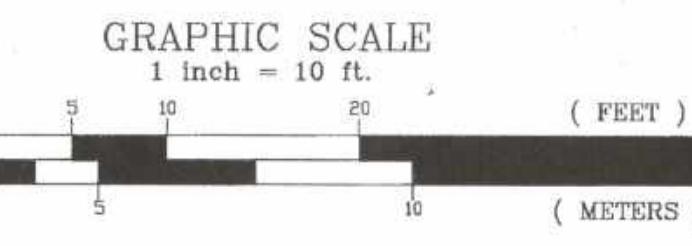
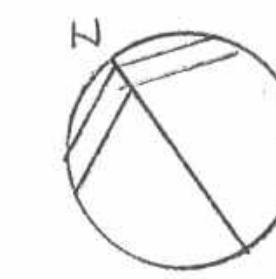




PLANT LIST - 11/24/2025				
Key	Qty	Latin Name	Common Name	Size
TREES				
FD	1	<i>Cornus florida</i> 'Cherokee Princess'	Flowering Dogwood	2.5" Cal.
RC	3	<i>Cryptomeria japonica</i> 'Radicans'	Radicans' Japanese Cedar	10'-12' Ht.
HP	1	<i>Hydrangea paniculata</i> Tree Form	Tree Hydrangea 'Limelight'	10 Gallon
CC	2	<i>Carpinus caroliniana</i> 'Palisade'	Palisade American Hornbeam	2 1/2" Caliper
ES	26	<i>Juniperus virginiana</i> 'Emerald Sentinel'	'Emerald Sentinel' Juniper	6'-8' Ht.
DA	10	<i>Thuja occidentalis</i> 'DeGroot's'	DeGroot's Arborvitae	7'-10' Ht.
GG	17	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	8'-10' Ht.
SHRUBS				
AS	5	<i>Azalea stewartsonian</i>	Azalea stewartsonian	5 Gallon
BS	34	<i>Buxus sempervirens</i> instant hedge	Common Boxwood Instant Hedge	3/4' h
SS	8	<i>Clethra alnifolia</i> 'Sixteen Candles'	'Sixteen Candles' Summersweet	7 Gallon
FG	7	<i>Fothergilla gardenii</i>	Dwarf fothergilla	7 Gallon
HI	6	<i>Hydrangea arborescens</i> 'Incrediball'	'Incrediball' Hydrangea	5 Gallon
HA	6	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf hydrangea	5 Gallon
HQ	6	<i>Hydrangea paniculata</i> 'Quickfire'	Quickfire Hydrangea	5 Gallon
HB	8	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	5 Gallon
IG	18	<i>Ilex glabra</i> Shamrock	Shamrock Inkberry	7 Gallon
SH	6	<i>Ilex crenata</i> Excelsa Schwoebel	Schwoebel's Holly	7 Gallon
PP	2	<i>Picea pungens</i> 'Glauc'	Baby Blue Spruce	6 Gallon
PF	6	<i>Picea floribunda</i> 'Bowers Beauty'	Mountain Andromeda	7 Gallon
PJM	6	<i>Rhododendron</i> PJM	PJM Rhododendron	7 Gallon
RN	8	<i>Rhododendron</i> Nova Zembla	Nova Zembla Rhododendron	7 Gallon
LP	8	<i>Spiraea japonica</i> 'Lemon Princess'	Lemon Princess spirea	3 Gallon
RK	8	<i>Rosa</i> 'Knock Out' 'Radik'	Radik Knock Out Rose	5 Gallon
VR	12	<i>Viburnum trilobum</i> 'Redwing'	Redwing American Cranberrybush	7 Gallon
ORNAMENTAL GRASSES				
FR	58	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Feather Reed Grass	2 Gallon
HG	18	<i>Hakonechloa</i> 'Aureola'	Hakone Grass	2 Gallon
PERENNIALS / VINES				
ah	6	<i>Amsonia</i> Hubrichtii	Arkansaw Blue Star	1 Gallon
sk	5	<i>Aralia cordata</i> 'Sun King'	Sun King' Japanese Spikenard	2 Gallon
mo	12	<i>Alium</i> Millenium	Millenium Onion	1 Gallon
as	12	<i>Astilbe</i> chinensis 'Visions in Red'	Visions in Red' False Spirea	1 Gallon
bs	6	<i>Brunnera macrophylla</i> 'Sterling Silver'	Sterling Silver' Siberian Bugloss	1 Gallon
dk	15	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight'	Dark Knight' Blue Mist Spirea	2 Gallon
cm	12	<i>Coreopsis</i> verticulata 'Moonbeam'	Moonbeam Coreopsis	1 Gallon
lm	150	<i>Liriope</i> muscari	Lilyturf	1 Gallon
aj	12	<i>Sedum</i> Autumn Joy'	Sedum Autumn Joy'	1 Gallon
sb	24	<i>Stachys</i> byzantina 'Helen von Stein'	Helene Von Stein' Lamb's Ears	1 Gallon

PLANTING NOTES:

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in the 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch minimum depth of shredded natural bark mulch. Contractor to submit bark samples for approval.
5. Plant materials shall be guaranteed for one year (1-year) after installation.
6. Plant materials shall be field located and approved by the Landscape Architect.
7. Plant beds at perennials to have a 6-in. min. depth of loam. Loam at trees, shrubs, and ornamental grass locations to be depth of root ball.
8. Loam (4" minimum depth) and seed all lawn areas and disturbed areas not otherwise noted.
9. Plant substitutions will be allowed based on best availability of nursery stock, all substitutions to be approved by the Landscape Architect and Town of Wellesley Planning Dept.



LANDSCAPE PLAN

PREPARED FOR:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

PROPERTY OF:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

Steven G. Cosmos
Registered Landscape Architect
Cosmos33@gmail.com
508.654-6847

SHEET L-1 DATE: 11-24-25.
CALC'D BY: FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTER: PROJECT: WEL_WAS4 DWG FILE:

Proposed
Multi Family
Use

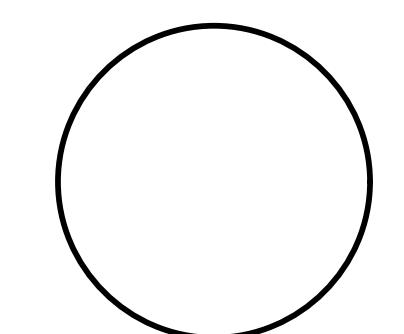
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Renderings

JOB NO. **T-1.1**
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1" = 10'

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Use

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Renderings

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1' = 10'

T-1.2

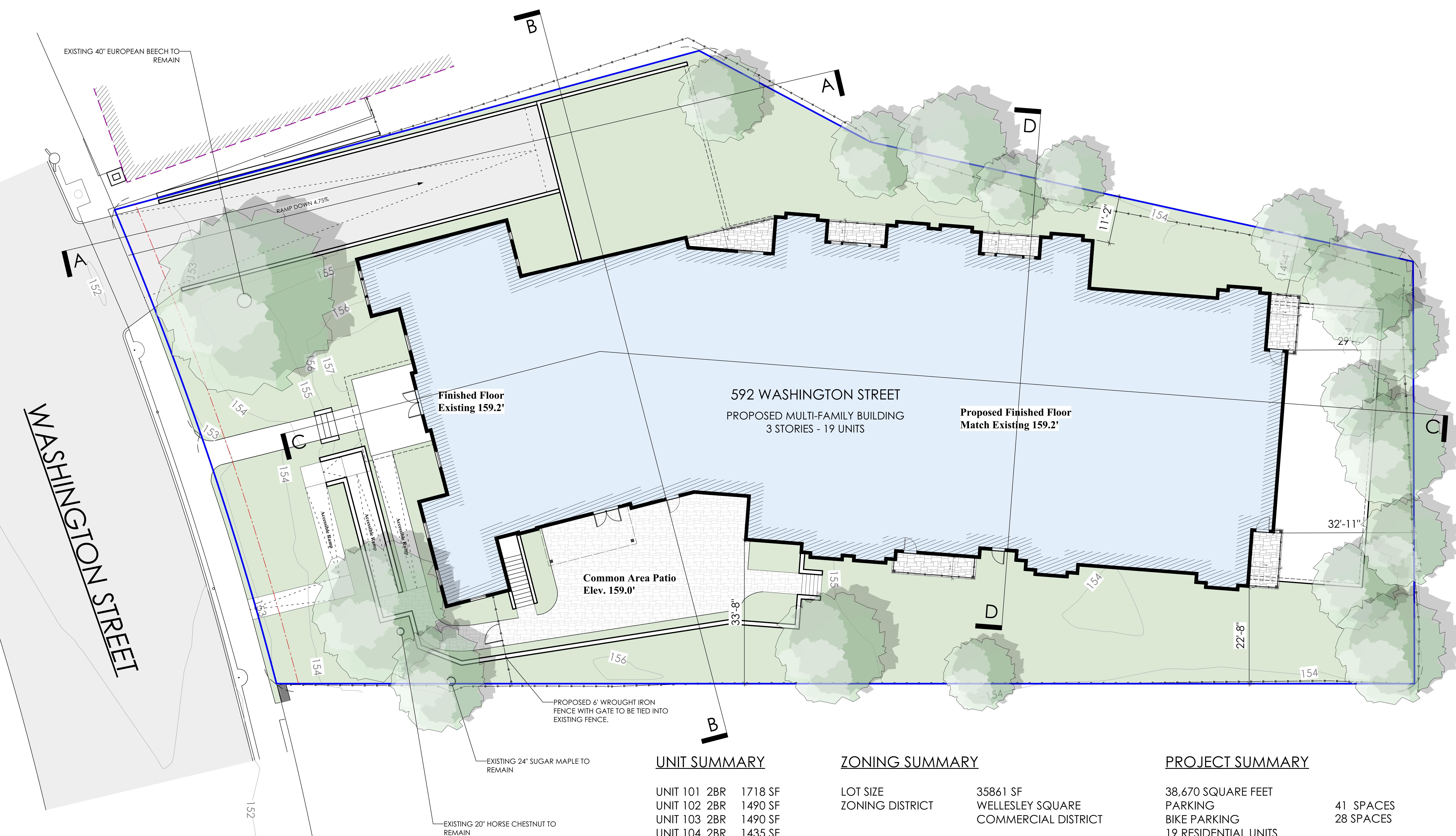
Proposed
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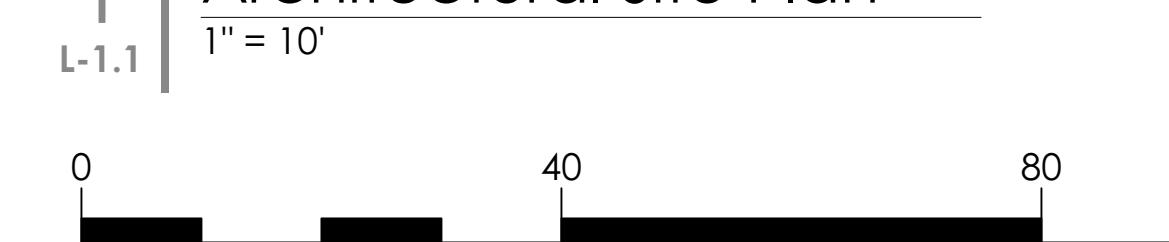
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Architectural Site Plan



UNIT SUMMARY

UNIT 101	2BR	1718 SF
UNIT 102	2BR	1490 SF
UNIT 103	2BR	1490 SF
UNIT 104	2BR	1435 SF
UNIT 105	3BR	1887 SF
UNIT 106	3BR	1704 SF
UNIT 201	2BR	1718 SF
UNIT 202	2BR	1490 SF
UNIT 203	2BR	1490 SF
UNIT 204	2BR	1435 SF
UNIT 205	3BR	1887 SF
UNIT 206	3BR	1704 SF
UNIT 207	3BR	2277 SF
UNIT 208	2BR	1926 SF
UNIT 301	2BR	1473 SF
UNIT 302	1BR	977 SF
UNIT 303	2BR	1365 SF
UNIT 304	2BR	1376 SF
UNIT 305	3BR	1687 SF

ZONING SUMMARY

LOT SIZE	35861 SF
ZONING DISTRICT	WELLESLEY SQUARE COMMERCIAL DISTRICT
MINIMUM AREA:	NA
MINIMUM FRONTAGE:	NA
FRONT SETBACK:	5 FEET
SIDE SETBACK:	NA
REAR SETBACK:	NA
MAXIMUM HEIGHT:	45 FEET / 3 STORIES
PROPOSED HEIGHT:	40 FEET / 3 STORIES
ACCESSORY NON RESIDENTIAL FLOOR AREA:	5,650 SF
PARKING:	38 SPACES
4 INCLUSIONARY UNITS PROVIDED (21%)	41 SPACES
OPEN SPACE:	20% 7172 sf
STRUCTURED BIKE PARKING:	51% 18289 sf

PROJECT SUMMARY

38,670 SQUARE FEET	
PARKING	
BIKE PARKING	
19 RESIDENTIAL UNITS	
01 ONE BEDROOM	
12 TWO BEDROOM	
06 THREE BEDROOM	
41 SPACES	
28 SPACES	
TOTAL PARKING SPACES	-41
STRUCTURED BIKE PARKING	-14

Parking Summary

OFF-STREET CAR PARKING	- 2
ACCESSIBLE SPACES	- 39
RESIDENCE SPACES	
TOTAL PARKING SPACES	-41
STRUCTURED BIKE PARKING	- 14

REV #	DATE	ISSUANCE
1	12.29.2025	Parking

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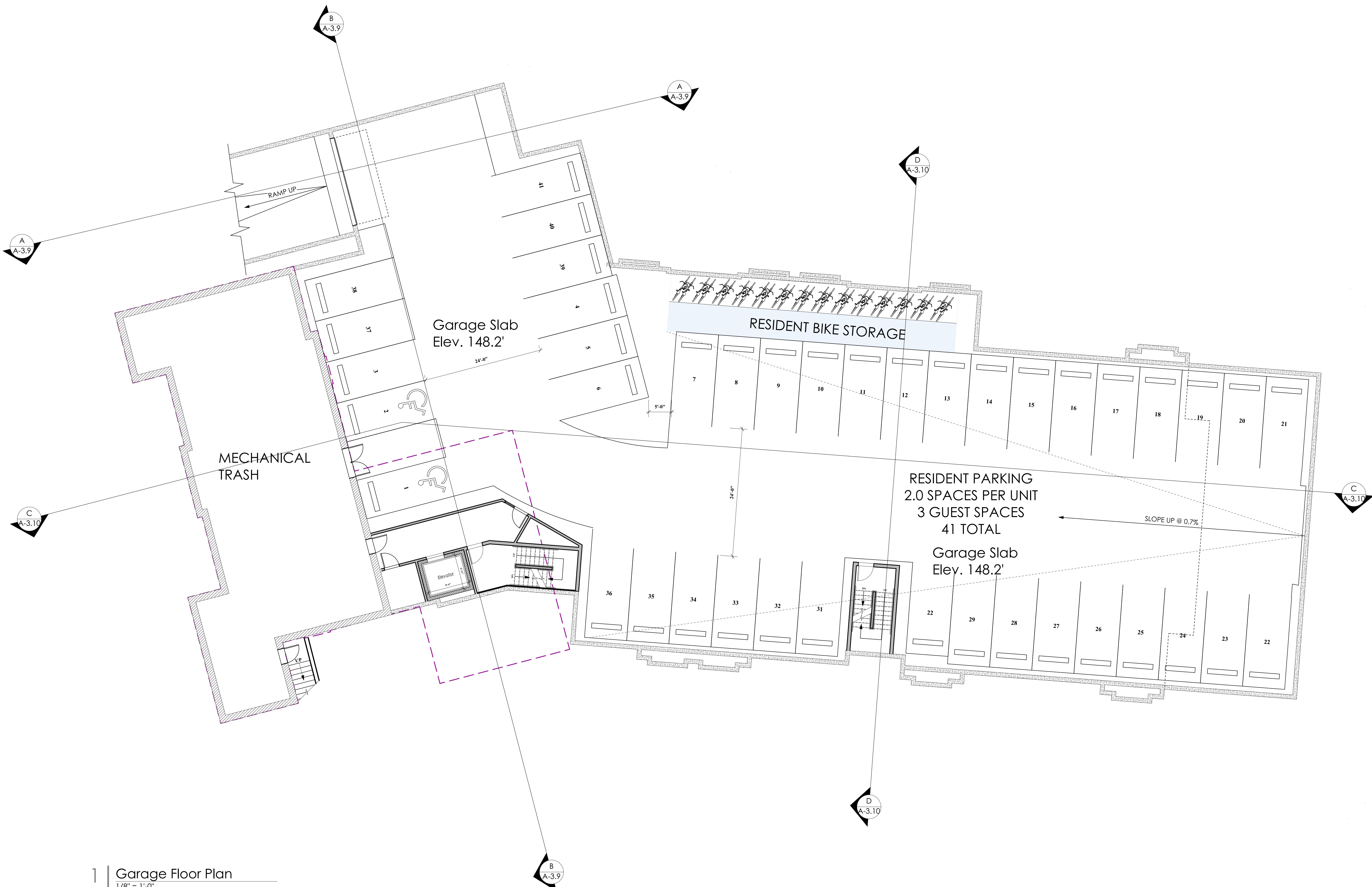
Architectural Site Plan

JOB NO	L-1.1
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1" = 10'

Proposed Multi Family Use

592
Washington St.
Wellesley, MA

OWNER



1 | Garage Floor Plan

A-1.1 1/8" = 1'-0"

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Garage Floor Plan

OB NO	
DATE	12.01.2025
WG BY	RJM
KD BY	MLM
CALE	

Proposed Multi Family Use

592
Washington St.
Wellesley, MA

OWNER



1 | Ground Floor Plan - 14,475 SF

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Ground Floor Plan

JOB NO

100

ATE 12

KG BY

CALE

1/

100

CALE

A-1.2

Proposed Multi Family Use

592
Washington St.
Wellesley, MA

OWNER



1 | Second Floor Plan - 13,835 SF

A-1.3 1/8" = 1'-0"

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Second Floor Plan

JOB NO

111

WC BY

KD BY

CALE

1/

A-1.3

$$1/8" = 1'-0"$$

Proposed
Multi Family
Use

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Wellesley, MA

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35 Bryant Street
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ph:781.326.5400
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Comments: All information and
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construction and it is the responsibility of
Architects of any discrepancies

Third Floor
Plan

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

1 | Third Floor Plan - 10,360 SF
A-1.4 1/8" = 1'-0"



A-1.4

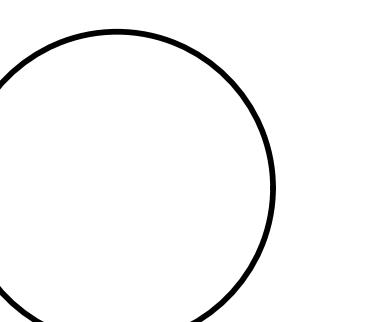
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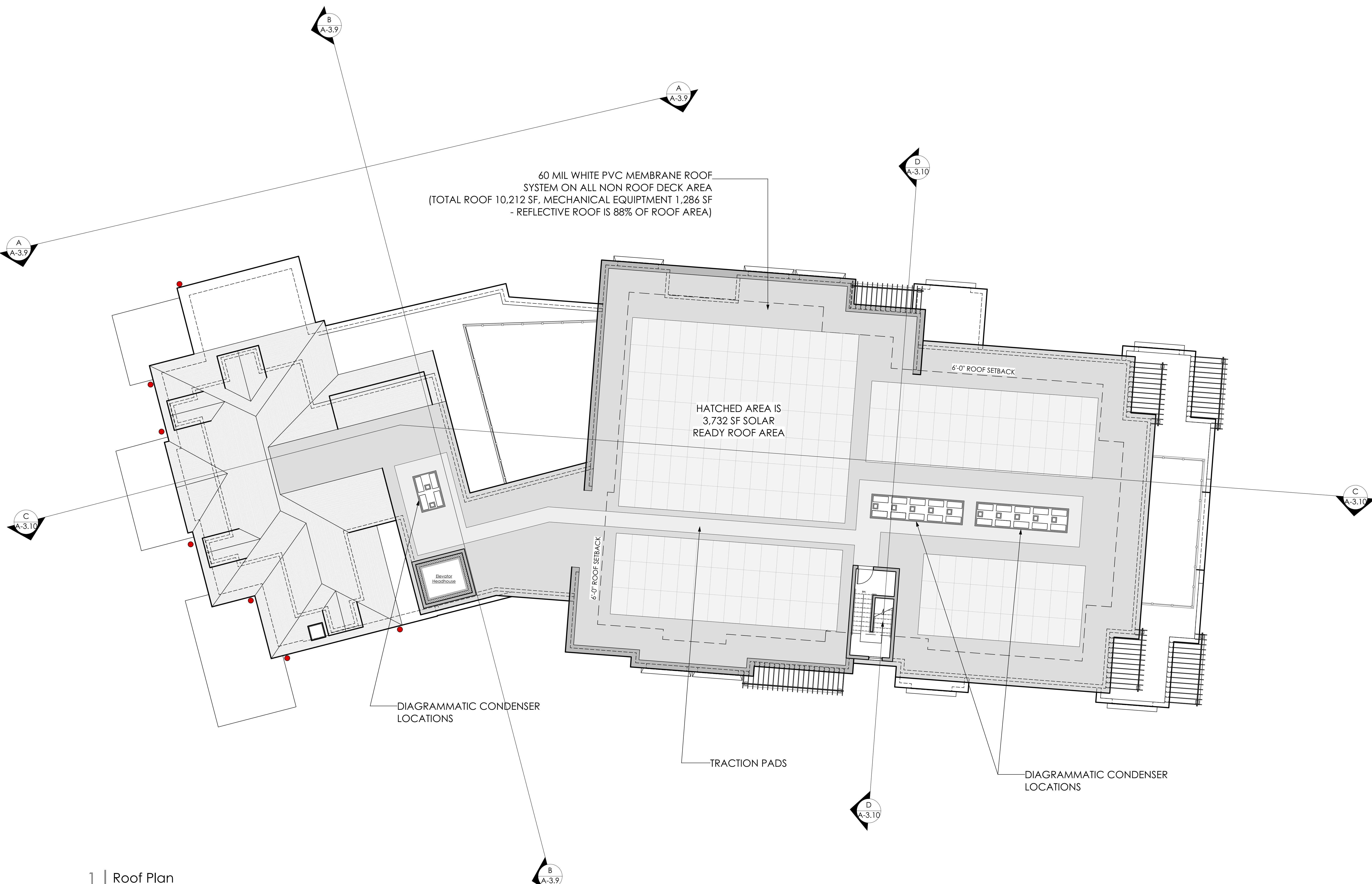
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dimension in the field prior to start of
construction and to notify McKay
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Roof Plan

JOB NO	DATE	DWG BY	CKD BY	SCALE
	12.01.2025	RJM	MLM	1/8" = 1'-0"

1 | Roof Plan
A-1.5 1/8" = 1'-0"



A-1.5
1/8" = 1'-0"

Proposed Multi Family Use

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Washington St.
Wellesley, MA

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Bryant Street
Bedham, MA 02026
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This architectural elevation drawing illustrates a two-story house with a garage. The house features a dark gray gabled roof with two dormer windows. The exterior walls are light gray. The front entrance is highlighted by a portico supported by four columns. The garage, located on the left, has a dark gray door and a small window. The drawing includes a vertical dimension line on the left side, indicating the height of the house. The house is divided into several levels: the Garage Floor (148'-2"), the Ground Floor (159'-2"), the Second Floor (169'-9"), the Third Floor (180'-4"), and the Roof (192'-0"). The drawing is bounded by a dashed line representing the property line. Two vertical reference lines, labeled 'A' and 'C', are positioned on the left and right sides, respectively. The 'A' line is marked with 'A-3.9' at the top and bottom. The 'C' line is marked with 'C-3.10' at the top and bottom. The overall height of the house is 11'-7 5/8", as indicated by the dimension line on the left.

1 Washington Street Elevation

3/16" = 1'-0"
A-2.1

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Washington Street Elevation

JOB NO

10

WG BY

CD BY

CALE

1/8

A-2.1

1/8

10 of 10

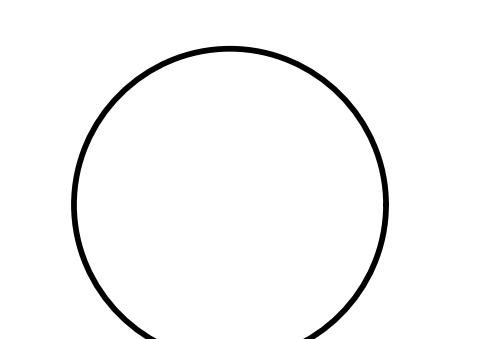
Proposed
Multi Family
Use

592
Washington St.
Wellesley, MA

OWNER

architects
mckay

35 Bryant Street
Dedham, MA 02026
ph:781.326.5400
www.mckayarchitects.net



1 | North Facing Elevation
A-2.2 | 3/16" = 1'-0"

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Contractor: To all information and
dimensions in the field prior to start of
construction and to notify McKay
Architects of any discrepancies

North Facing
Elevation

JOB NO
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"

A-2.2

Proposed
Multi Family
Use

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Architects of any discrepancies

North-East
Facing Elevation

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1/8" = 1'-0"

A-2.3



1 | North-East Facing Elevation
A-2.3 3/16" = 1'-0"

A-2.3

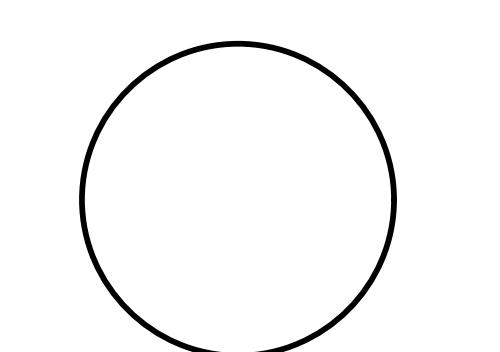
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REV #	DATE	ISSUANCE

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express written permission of McKay
Architects.
Contractor is to file all information and
dimensions in the field prior to start of
construction and is to notify McKay
Architects of any discrepancies

South-West
Facing Elevation

JOB NO
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"
1/8" = 1'-0"

A-2.4 | South-West Facing Elevation
3/16" = 1'-0"



A-2.4

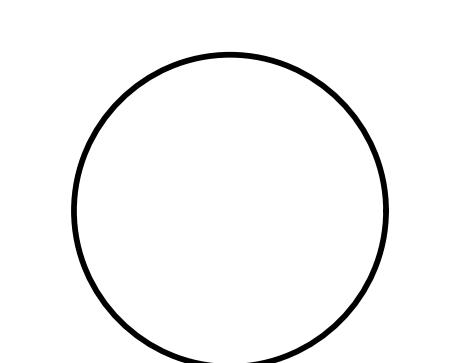
Proposed
Multi Family
Use

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REV #	DATE	ISSUANCE

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Contractor: To all information and
dimensions in the field prior to start of
construction and to notify McKay
Architects of any discrepancies

South-East
Facing Elevation

JOB NO	A-2.5
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"



1 | South-East Facing Elevation
A-2.5 | 3/16" = 1'-0"

South-East
Facing Elevation
A-2.5

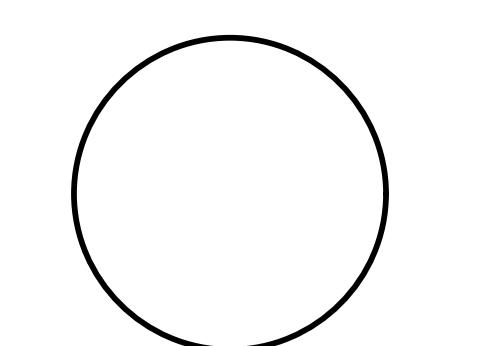
Proposed
Multi Family
Use

592
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Wellesley, MA

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Dedham, MA 02026
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express written permission of McKay
Architects.
Contractor is to inform the architect of
any changes in the field prior to start of
construction and is to notify McKay
Architects of any discrepancies.

South Facing
Elevation

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1/8" = 1'-0"

A-2.6



1 | South-East Facing Elevation
A-2.5 3/16" = 1'-0"

1
1

1
1

1
1

1
1

1
1

1
1

1
1

1
1

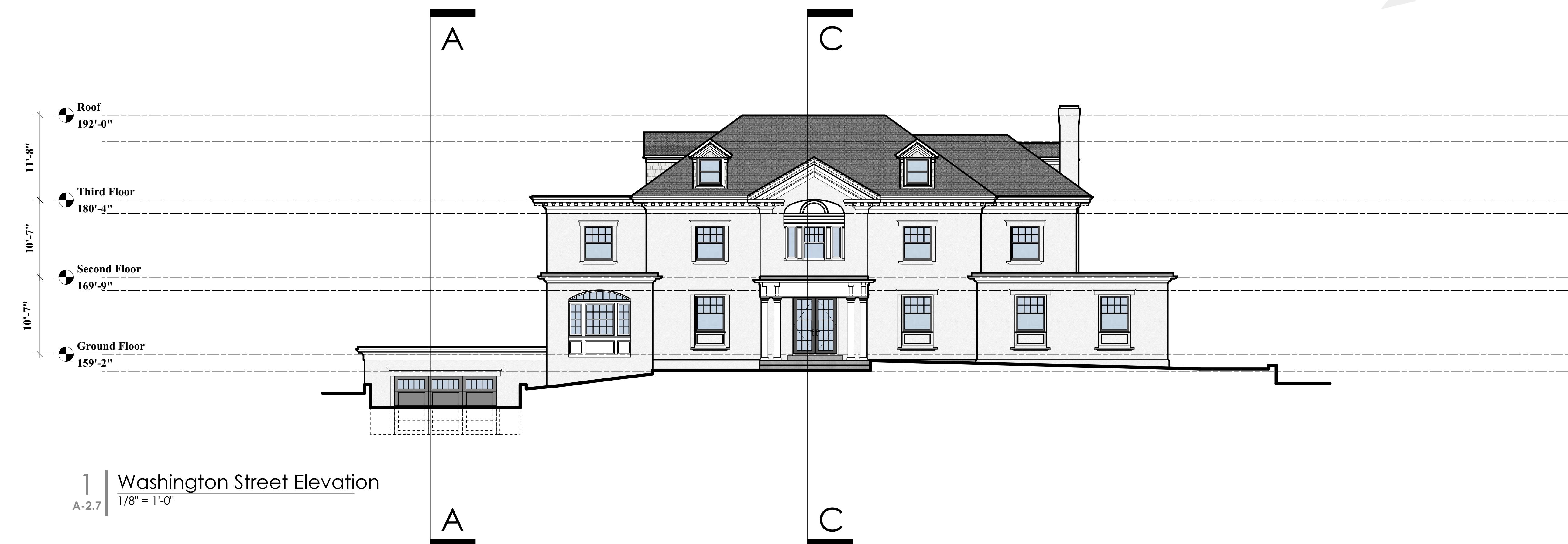
1
1

1
1

Proposed
Multi Family
Use

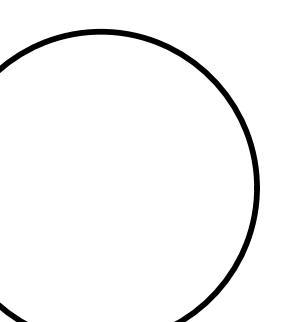
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Wellesley, MA

OWNER



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mckay

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www.mckayarchitects.net



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Comments on all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies

Over-All
Elevations

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-2.7

Proposed
Multi Family
Use

592
Washington St.
Wellesley, MA

OWNER



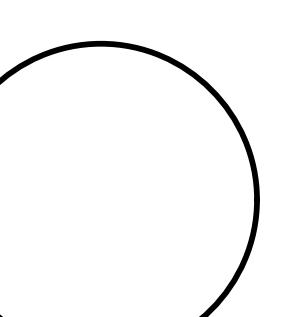
1 | Rear Elevation
A-2.8 | 1/8" = 1'-0"



2 | Right Side Elevation
A-2.8 | 1/8" = 1'-0"

architects
mckay

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Dedham, MA 02026
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Comments on all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies

Over-All
Elevations

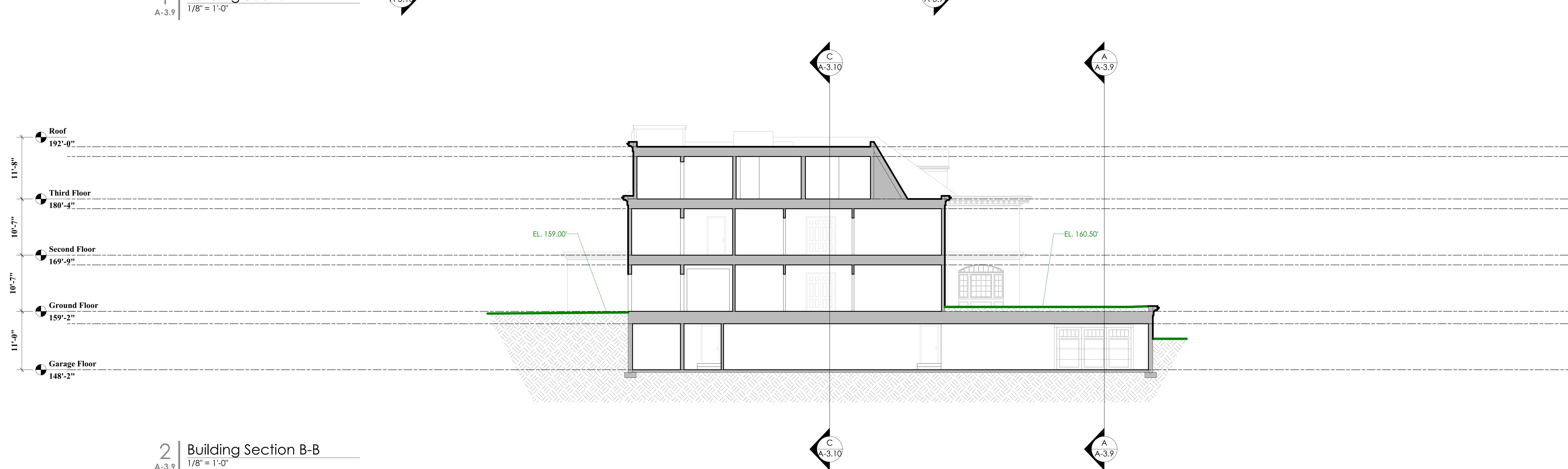
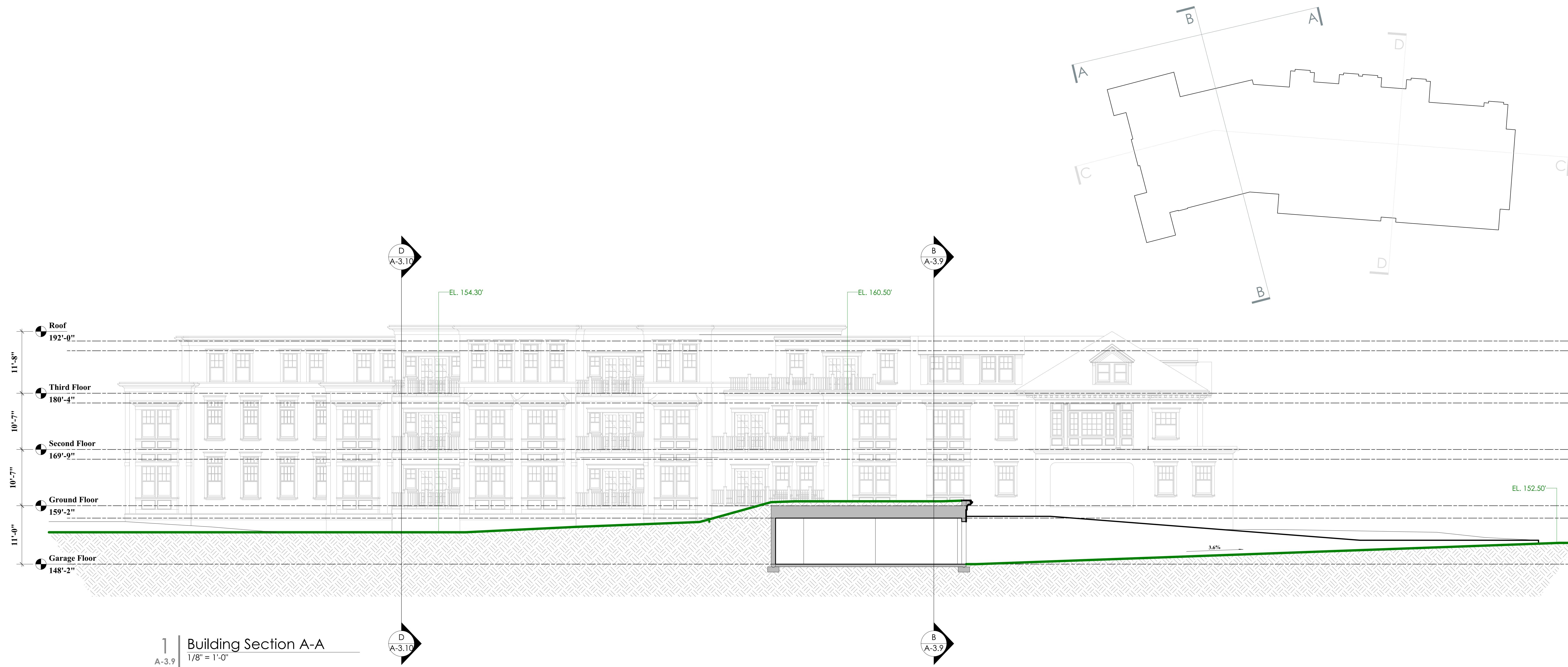
JOB NO. A-2.8
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"

1/8" = 1'-0"

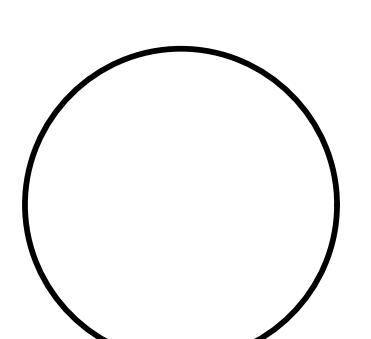
Proposed
Multi Family
Use

592
Washington St.
Wellesley, MA

OWNER



35 Bryant Street
Dedham, MA 02026
ph: 781.326.5400
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Comments: All information and dimensions in the field are for use of construction and it is the responsibility of the contractor to notify McKay Architects of any discrepancies.

Building Sections
A-A & B-B

JOB NO

DATE

12.01.2025

DWG BY

RJM

CKD BY

MLM

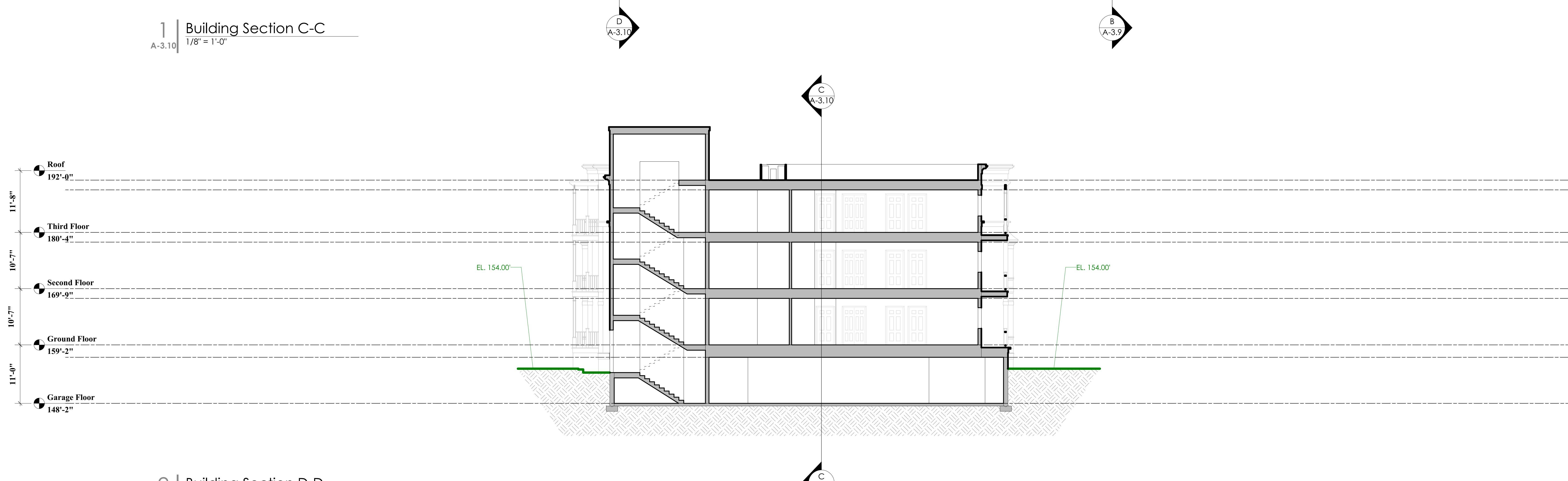
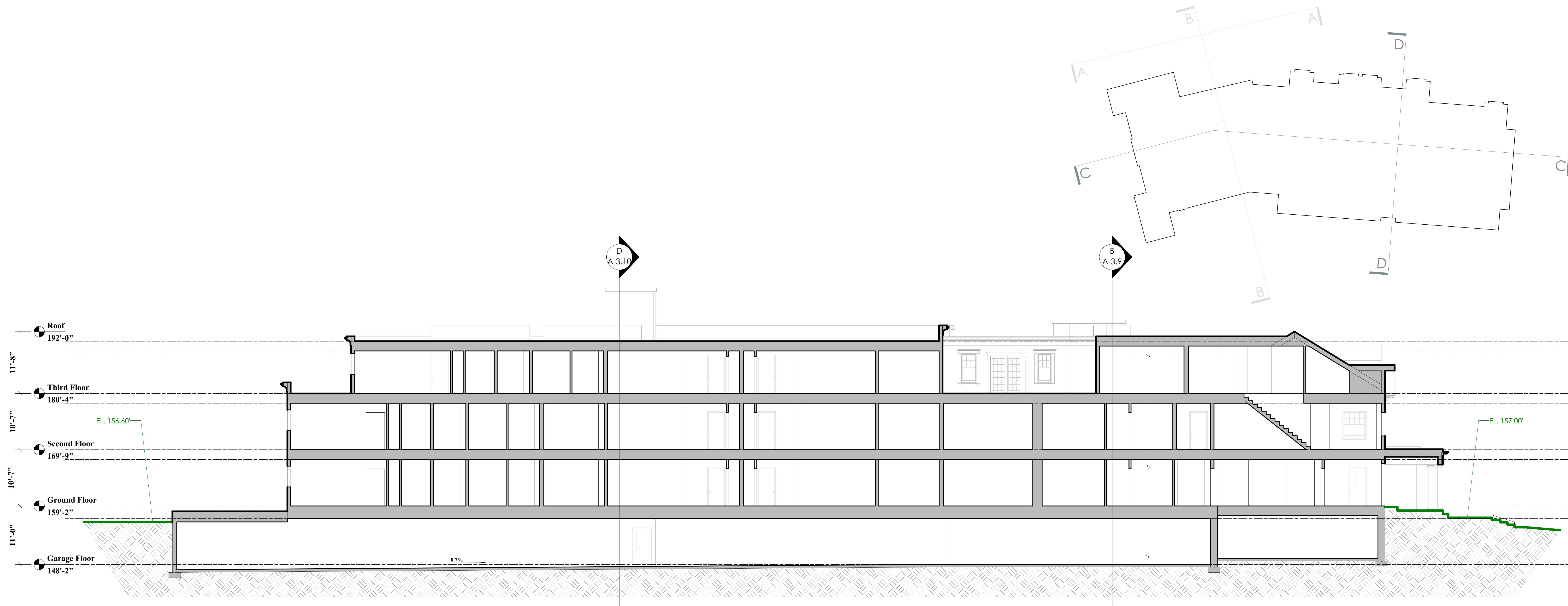
SCALE

A-3.9

Proposed
Multi Family
Use

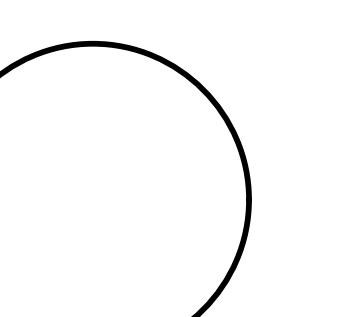
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Wellesley, MA

OWNER



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35 Bryant Street
Dedham, MA 02026
ph: 781.326.5400
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REV #	DATE	ISSUANCE

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shall be given to a third party without the
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Architects.
Contractor: It is the intent of the owner to use
construction and to notify McKay
Architects of any discrepancies.

Building Sections
C-C & D-D

JOB NO. A-3.10
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"
1/8" = 1'-0"

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.

2. UTILITY LOCATIONS DEPICTED IN THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONS DURING A FIELD SURVEY. COLOR PLAN LOCATIONS ARE DISAGREEABLE WITH UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN A COLOR THAT IS NOT THE SAME AS THE PREFERRED INDUSTRIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE LOCATED OR IDENTIFIED IN THIS SURVEY, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SURFACE UTILITIES AND MAKING ANY NECESSARY ADJUSTMENTS AND FOR THE REQUIREMENT TO LOCATE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWI IS NOT RESPONSIBLE OR LIABLE FOR DELAY OR DAMAGE ASSOCIATED WITH THE RELOCATING OR LOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED IN THIS SURVEY.

4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PRECISE ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021CD016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2016.

 CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

PROPOSED SITE PLAN SET
592 WASHINGTON STREET
WELLESLEY, MASSACHUSETTS

EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
CB	EUROPEAN BEECH
HCN	HORSE CHESTNUT
HL	HONEY LOCUST
NM	NUGGET MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE
TREE LOCATION	
TREE CODE	
	TREE DIAMETER

LEGEND

A.C.	AIR CONDITIONER
B.H.	BUR-HEAD
BTU	BTU/HRS
C.C.B.	CAPE COD BERM
CONC.	CONCRETE
C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAIN MANHOLE
D.O.H.	DOWN-OPEN HOLE
E.H.H.	ELECTRIC HANDHOLE
E.M.	ELECTRIC METER
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.G.	GAS GATE
G.W.	GAS WATER
INV.	INVERT
I.R.	IRON ROD
L.	LINE
L.S.	LANDSCAPE
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
R.	RADIUS
S.F.	SQUARE FEET
S.M.H.	SEWER MANHOLE
T.H.	TELEPHONE HANHOLE
U.G.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.G.C.	WATER VOLUME CURB
W.G.	WATER GATE
Δm	DELTA
Δn	NUMBER OF PARKING SPACES
EXISTS	EXISTING SPOT GRADE
GRADE	EXISTING GRADE
GAS	GASLINE
WATERLINE	UNDERGROUND ELECTRIC LINE

PROPOSED PARKING REQUIREMENTS

PARKING USE	PARKING REQUIREMENT	QUANTITY REQUIRED	QUANTITY PROPOSED
MULTI-UNIT HOUSING	2 SPACES PER DWELLING UNIT	38 SPACES	36 SPACES

1. PARKING REQUIREMENTS TAKEN FROM SECTION 5.17.D.2 & TABLE 21.1 OF CITY OF WELLESLEY ZONING BYLAWS

ZONING TABLE		
WELLESLEY SQUARE COMMERCIAL DISTRICT		
REQUIRED	EXISTING	PROPOSED
AREA	N.A.	35,861± S.F.
FRONTAGE	N.A.	118.20 FEET
SIDEYARD	5 FEET	30.00 FEET (TO ENTRY) 42.8 FEET (TO SIDEYARD)
FRONT YARD	N.A.	4.0 FEET
SIDE YARD	N.A.	1.4 FEET (GARAGE)
REAR YARD	N.A.	15.0 FEET
BUILDING HEIGHT	3 STORIES	7.1 FEET (GARAGE)
LOT COVERAGE:	BUILDING	N.A.
	IMPERVIOUS	5,709± S.F.
	EXCLUDING BUILDINGS	23,900± S.F.
TOTAL IMPERVIOUS	N.A.	29,609± S.F.
COVERAGE	N.A.	20,855± S.F.
FLOOR AREA RATIO (FAR)	0.30 MAXIMUM	0.16
		1.08



PROJECT SITE

SHEET INDEX

COVER SHEET	EXISTING CONDITIONS SITE PLAN
SHEET C1.0	EROSION AND SEDIMENT CONTROL PLAN
SHEET C2.0	PROPOSED LAYOUT PLAN
SHEET C3.0	PROPOSED GRADING PLAN (GROUND LEVEL)
SHEET C4.0	PROPOSED DRAINAGE PLAN (GROUND LEVEL)
SHEET C5.0	PROPOSED SITE PLAN (GROUND LEVEL)
SHEET C6.0	LOCUS PLAN
SHEET C7.0	DETAIL PLAN
SHEET C8.0	DETAIL PLAN
SHEET C8.1	DETAIL PLAN

BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM		
T.B.M.	DESCRIPTION	ELEVATION
A	7" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.37'
C	NAIL SET 1' UP IN 20' SUGAR MAPLE	156.64'
D	NAIL SET 1' UP IN 16' RED OAK	155.73'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1' UP ON U.P. #5-1/2	155.57'

PLAN BOOK 215, PLAN 518



FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) 10/24/2025
P.L.S. # 37046

COVER SHEET
#592 WASHINGTON STREET
IN
WELLESLEY, MASS
(NORFOLK COUNTY)

PREPARED FOR:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

PROPERTY OF:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

ENGINEERS &
SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE.: (508) 626-0063

COVER SHEET DATE: NOVEMBER 24, 2025
CALCD BY: BTN FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTER: CJC PROJECT: WEL_WASA4 DWG FILE:

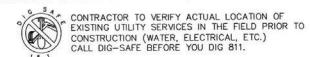
NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #21401.

2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THEIR EXACT LOCATION OR THAT THE MATERIAL DESIGNATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS SHOWN ARE MAN-MADE, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL ABOVE-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO PLACE OR RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OR REPAIRING UTILITIES REGARDLESS OF WHETHER SUCH UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.

4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS NUMBER 2502100016F, BEING AN EFFECTIVE DATE OF JULY 8, 2002.



BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM

T.B.M.	DESCRIPTION	ELEVATION
A	"X" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.57'
C	NAIL SET 1' UP IN 20" SUGAR MAPLE	156.64'
D	NAIL SET 1' UP IN 16" RED OAK	156.73'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1' UP ON U.P. #5-1/2	155.57'



REJ *11/24/25*
FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046
GRAPHIC SCALE
1 inch = 20' (FEET)
20 40 60 80 (METERS)

EXISTING CONDITIONS SITE PLAN

#592 WASHINGTON STREET
IN
WELLESLEY, MASS
(NORFOLK COUNTY)

PREPARED FOR:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
PROPERTY OF:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
ENGINEERS & SURVEYORS:	METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TELE: (508) 826-0063 EMAIL: INFO@MWEENGINEERING.COM
SHEET C1.0	DATE: NOVEMBER 24, 2025
CALC'D BY: BTN	FIELD BK: 753
DRAFTER: CJC	PROJECT: WEL_WAS4 DWG FILE:

SOIL TEST RESULTS	
D.T.H.-1 (ELEV=155.9')	
0"-16" A SANDY LOAM 10YR 3/2	
16"-36" A SANDY LOAM 10YR 3/2	
36"-56" C2 SAND 2.5Y 5/3	
56"-72" C2 SAND 2.5Y 5/4	
C1 HORIZON HAS 40% GRAVEL	
POSSIBLY CONTAMINATED BY WASTEWATER	
NO STANDING OR WEEPING WATER	
NO REFUSAL	
ESTIMATED HIGH WATER-BELOW 147.1'	
DATE: AUGUST 08, 2023	
BY: BRIAN NELSON, SOIL EVALUATOR F.B. 757, PAGE 02	
INSPECTOR: NONE	

ZONING:

WELLESLEY SQUARE COMMERCIAL DISTRICT

MINIMUM AREA = N.A.

MINIMUM FRONTAGE = N.A.

SETBACKS:

FRONT YARD = 5 FEET

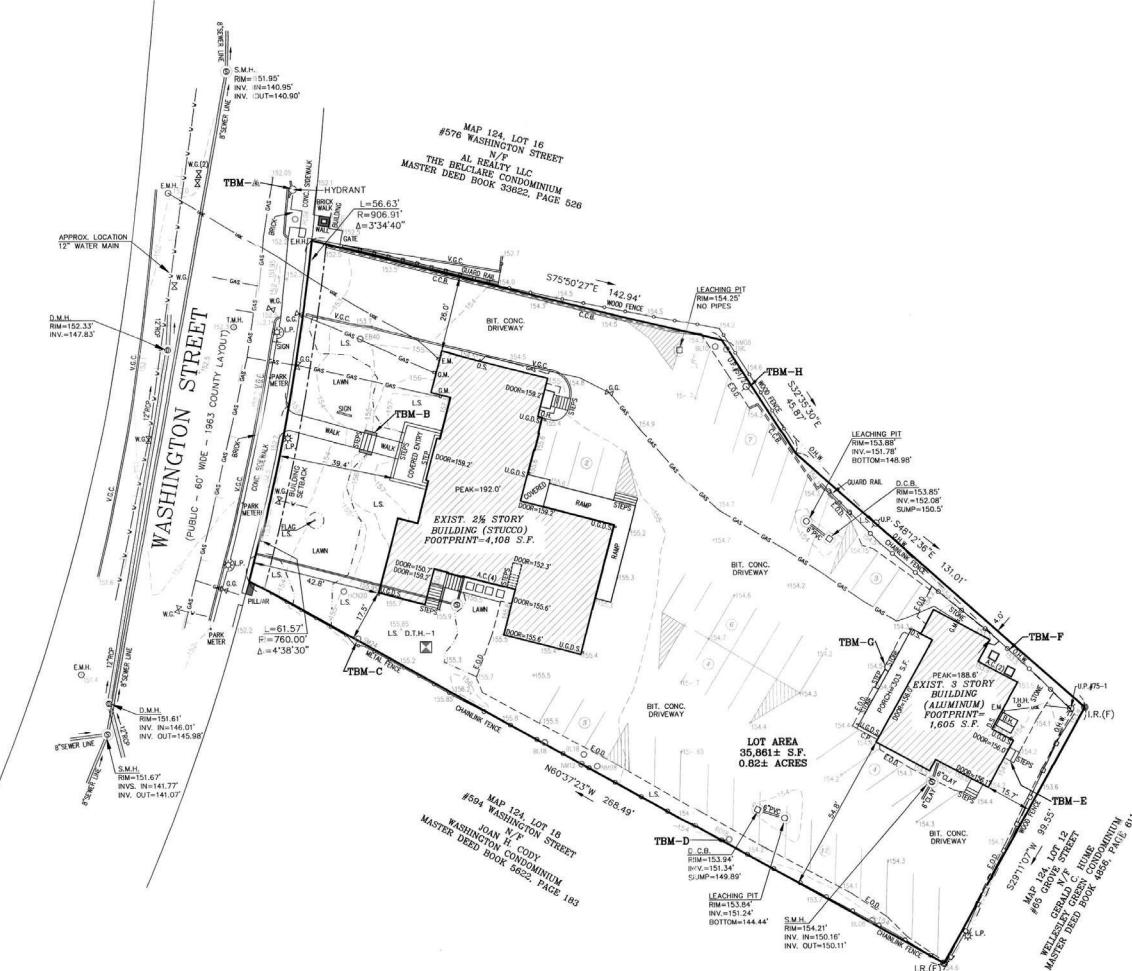
SIDE YARD = N.A.

REAR YARD = N.A.

MAXIMUM HEIGHT = 45 FEET (3 STOREYS)

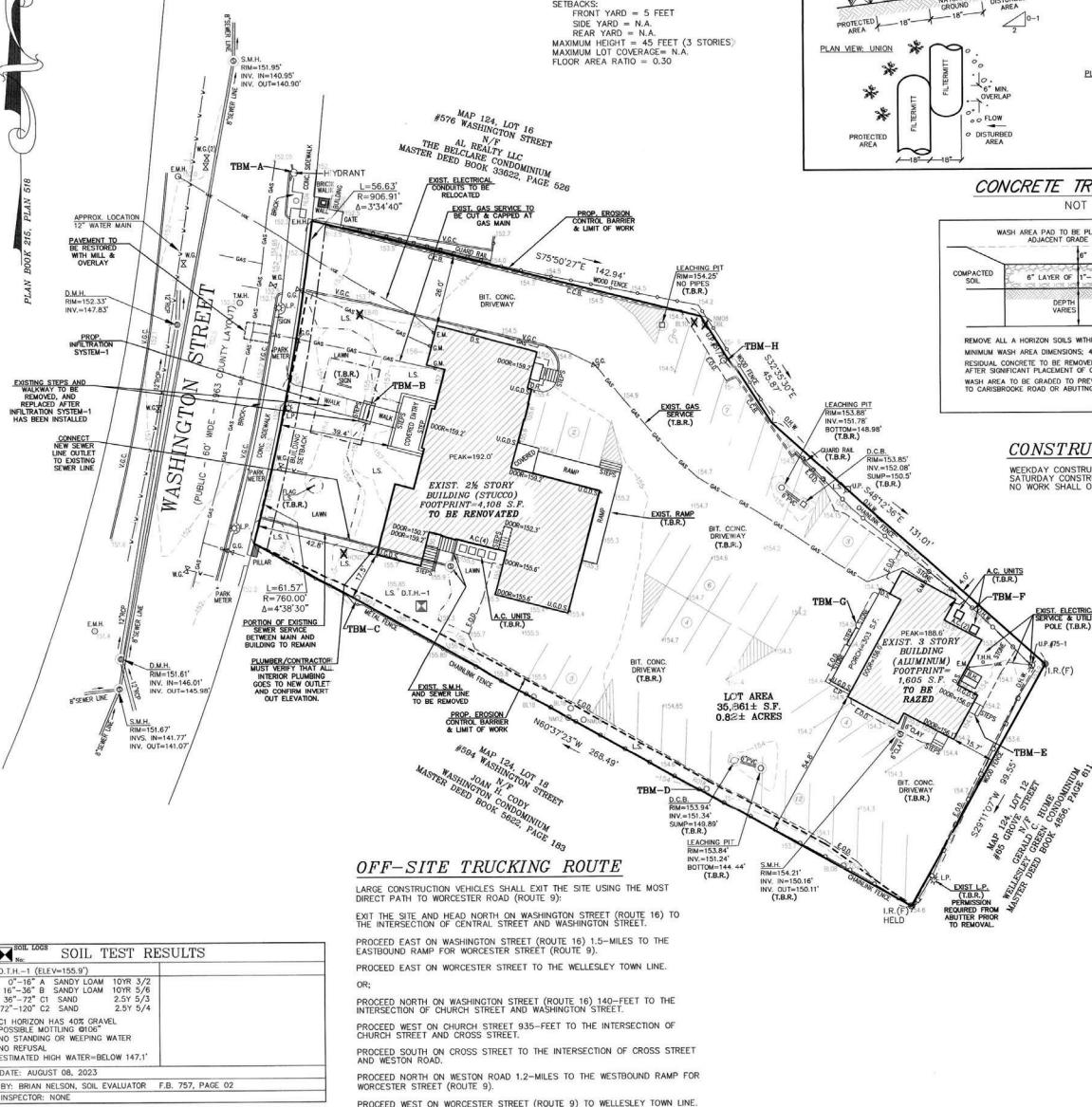
MAXIMUM LOT COVERAGE = N.A.

FLOOR AREA RATIO = 0.30



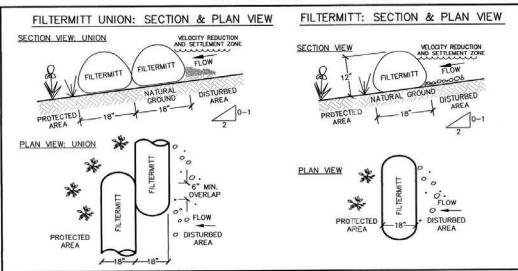
ZONING:
WELLESLEY SQUARE
COMMERCIAL DISTRICT

MINIMUM AREA = N.A.
MINIMUM FRONTAGE = N.A.
SETBACKS = N.A.
FRONT YARD = 5 FEET
SIDE YARD = N.A.
REAR YARD = N.A.
MANUFACTURED BUILDING FEET (3 STORIES)
MAXIMUM LOT COVERAGE = N.A.
FLOOR AREA RATIO = 0.30



FILTER MITT EROSION CONTROL BARRIER

NOT TO SCALE



LEGEND

A.C.	AIR BULKHEAD
B.H.	BITUMINOUS
C.B.	CABLE BERM
CONC.	CONCRETE PAD
D.C.B.	DRIVEWAY BASIN
D.S.	DRAIN MANHOLE
E.H.M.	ELECTRIC HOLE
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
G.G.	GAS GATE
G.M.	GAS METER
INV.	INVERTER
IR.	IRON ROD
L.	LANDSCAPE
L.S.	LOW SPOT FORMERLY
V/F.	OVERHEAD WIRE
R.	RADIUS
S.F.	SPACES FEET
S.M.H.	SEWER MANHOLE
T.B.R.	TO BE REMOVED
T.H.M.	UNDERGROUND DOWNSPOUT
U.P.	UTILITY POLE
V.G.C.	VEIN GRANITE CURB
WATER GATE	
W.G.	
W.H.	NUMBER OF PARKING SPACES
W.L.	EXISTING SPOT GRADE
GASLINE	EXISTING GRADING
USE	UNDERGROUND ELECTRIC LINE
WATERLINE	

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.

2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. THE INFORMATION IS PROVIDED AS A GUIDE FOR CONTRACTORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THEIR CORRECT LOCATION. CONTRACTORS ARE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN IN THEIR EXACT LOCATION. BUT IS BOUND TO THE EXISTING UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.

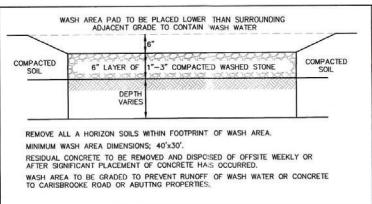
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING UTILITIES AND SUB-SURFACE UTILITIES AND MARKING THEM FOR REMOVAL, RELOCATE OR REPLACE. CONTRACTOR IS RESPONSIBLE FOR RELOCATING EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/RELOCATING OR RELOCATING EXISTING UTILITIES. CONTRACTOR SHALL SAY THAT UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.

4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRMAP) FOR ASSESSOR NUMBER 250210016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.



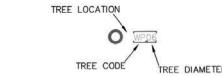
CONCRETE TRUCK WASH AREA

NOT TO SCALE



EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION	ELEVATION
BL	BLACK LOCUST	154.33'
EB	EUROPEAN BEECH	156.57'
HCN	HORSE CHESTNUT	156.64'
HL	HONEY LOCUST	156.57'
NM	NOVA SCOTIA MAPLE	154.94'
RO	RED OAK	153.28'
SM	SUGAR MAPLE	154.97'
DBL	DOUBLE	155.57'



BENCHMARKS

ELEVATIONS SHOWN ARE BASED ON THE TOWN OF WELLESLEY DATUM		
T.B.M.	DESCRIPTION	ELEVATION
A	"X" CUT ON HYDRANT	154.33'
B	NE CORNER RETAINING WALL STEPS	156.57'
C	NAIL SET 1" UP IN 20" SUGAR MAPLE	156.64'
D	NAIL SET 1" UP IN 16" RED OAK	156.57'
E	SE CORNER TOP OF STEP	154.94'
F	NAIL SET ON ROOT OF A STUMP	153.28'
G	NE CORNER OF STEP	154.97'
H	NAIL SET 1" UP ON U.P. #5-1/2	155.57'



FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)
P.L.S. # 37046

GRAPHIC SCALE
1 inch = 20 ft.
(FEET)
0 4 8 12 16 20 24 28 32 (METERS) 0 4 8 12 16 20 24 28 32

PROTECTION OF STORMWATER MANAGEMENT AREAS DURING CONSTRUCTION

CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE SURFACES BEATH AND ABOVE GROUND FROM DEGRADATION BY SURROUNDING CONSTRUCTION ACTIVITIES, INCLUDING:

- PREVENTION OF CONTAMINATION OF EXPOSED SUBGRADE BY CONSTRUCTION SEWAGE.
- PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
- PREVENTION OF DISCHARGE OF WATER FROM DEWATERING ACTIVITIES INTO THE PROVIDED INFILTRATION SYSTEM OR RAIN GARDENS.
- PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED UNLESS SPECIFIC MEASURES ARE PROVIDED FOR RESTORING AND RESTORING THE INFILTRATION SURFACE.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MODIFY SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION.
2. CONTRACTOR SHALL INSPECT AND CLEAN ALL SILTATION CONTROL MEASURES ON A DAILY BASIS AND AFTER ALL STORMS WITH A PRECIPITATION AMOUNT IN EXCESS OF 1". CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DEFICIENCIES FOUND ON SILTATION CONTROL MEASURES.
3. CONTRACTOR SHALL MAINTAIN AN INVENTORY OF EMERGENCY SUPPLIES ON SITE IN A PROTECTED LOCATION INCLUDING, BUT NOT LIMITED TO HAYBALES, SILT FENCE, WATER, PUMPS, PELLETS, AND SEED.
4. ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED BEFORE OR THROUGH THE WINTER TO ELIMINATE DESTABILIZATION OR SILTATION DURING THE SPRING THAW.
5. ANY RELEASE OF WATER FROM TEMPORARY SILTATION PONDS SHALL BE FREE OF SILT AND SEDIMENT AND SHALL MEET WATER QUALITY STANDARDS FOR CLASS B WATER IN THE COMMONWEALTH OF MASSACHUSETTS.
- 6.) IF GROUNDWATER DE-WATERING IS REQUIRED, CONTRACTOR SHALL IMPLEMENT A FILTERING SYSTEM FOR PUMPED GROUNDWATER TO REMOVE SILT AND SEDIMENT. THE DRAINED WATER FROM ANY DE-WATERING OPERATION INTO A WETLAND IS PROHIBITED.
- 7.) CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENTS WHEN THEY HAVE ACCUMULATED TO A HEIGHT APPROXIMATELY EQUAL TO ONE HALF OF THE HEIGHT OF THE CORRESPONDING EROSION AND SEDIMENTATION CONTROL MEASURE.
- 8.) CONTRACTOR SHALL KEEP COPIES OF THE EROSION CONTROL PLAN AND INSPECTION REPORTS SO THEY ARE ACCESSIBLE AT ALL TIMES.
- 9.) CONTRACTOR TO PROTECT ALL DRAINAGE INLETS FROM SILT AND SEDIMENT UNTIL THEIR TRIBUTARY AREAS ARE FULLY STABILIZED.
- 10.) CONTRACTOR TO SWEEP STREET IN FRONT OF WORK AREA WEEKLY OR AS NEEDED TO PREVENT ACCUMULATION OF SILT AND SEDIMENT ON GARDEN ROAD.
11. ANY DEWATERING PERFORMED ON SITE REQUIRING A CONNECTION OR DISCHARGE TO THE MUNICIPAL DRAINAGE SYSTEM MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO DISCHARGE.

EROSION & SEDIMENT CONTROL PLAN
#592 WASHINGTON STREET
IN
WELLESLEY, MASS
(NORFOLK COUNTY)

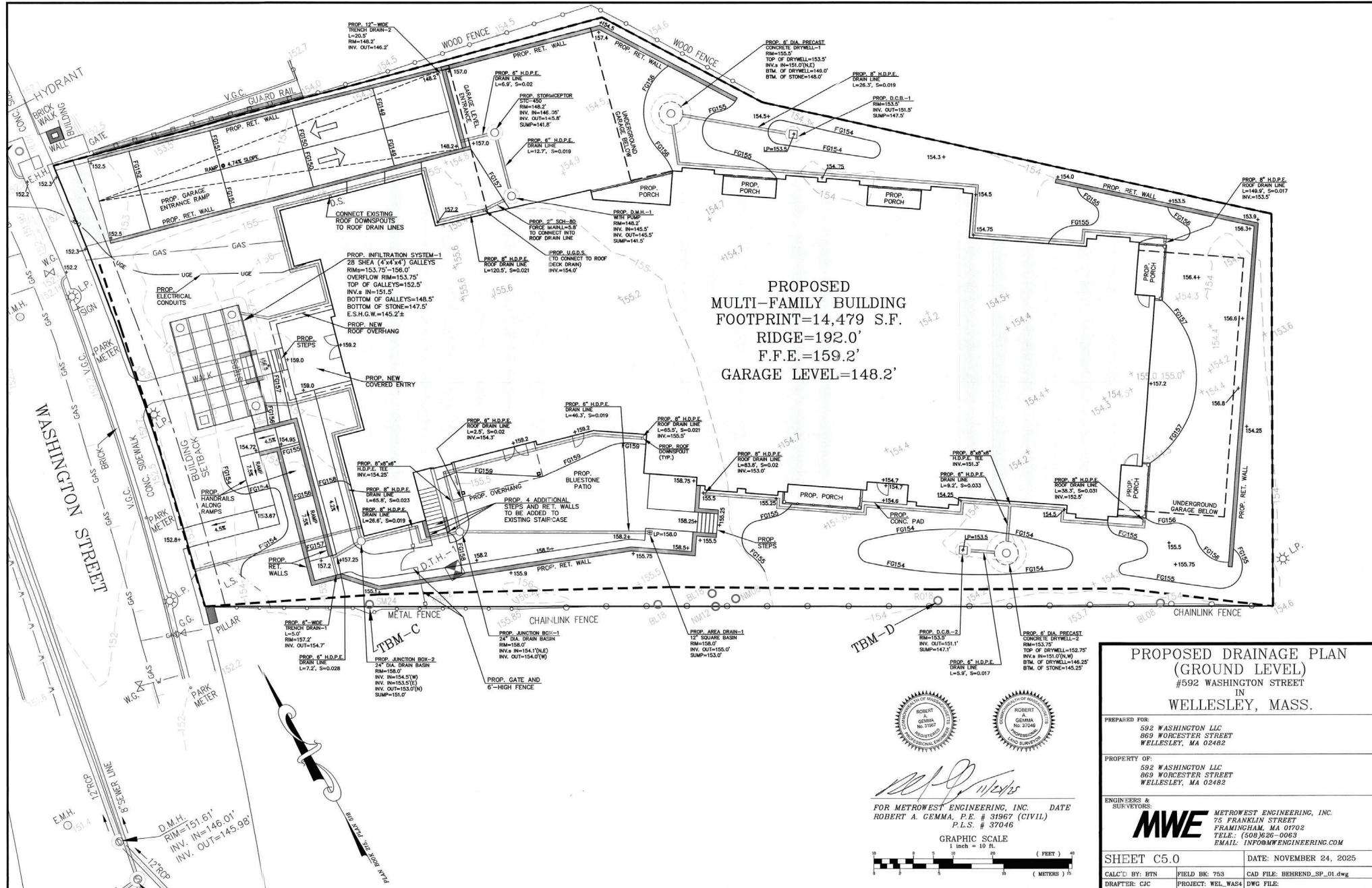
PREPARED FOR:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

PROPERTY OF:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C2.0 DATE: NOVEMBER 24, 2025

CALC'D BY: HTK FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTED: CJC PROJECT: WEL_WASA DWG FILE:



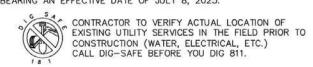
NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #21401.

2. UTILITY LOCATIONS DEPICTED ON THE PLAN, BOTH ABOVE AND BELOW GROUND, ARE THE DIRECTIONS AND LOCATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DISGSAFE PAINT-INDICATORS MARKED ON THE GROUND. THE LOCATION OF UTILITIES ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL, DUE TO THE FIELD SURVEY AND RECORD PLAN LOCATIONS. MWE PROVIDES AN EXPRESS OR IMPLIED WARRANTY THAT ALL UTILITIES IMPROVEMENTS ARE SHOWN AS SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES UNDERGROUND, VAULTS, UNDERGROUND TANKS, CONDUITS, CABLES, PLUGS, TAPES, OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REMOVE ANY UTILITIES THAT ARE EVER LOCATED OR IDENTIFIED DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE SHOWN AS SHOWN CORRECTLY.

4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.



LEGEND

A.C.	AIR CONDITIONER
B.H.	BULKHEAD
BIT.	BITUMINOUS
C.C.B.	COD BERM
C.C.P.	CONCRETE PAD
D.C.B.	DRAIN CATCH BASIN
D.M.H.	DRAINAGE HOLE
E.H.H.	ELECTRIC HANHOLE
E.M.H.	ELECTRIC MANHOLE
E.O.D.	EDGE OF DRIVE
(F)	FOUND
G.C.	GAS CATE
G.M.	GAS METER
G.V.	GAS INVERT
I.R.	IRON ROD
L.	LENGTH
L.S.	LANDSCAPE
N.Y.	NEARBY
O.H.W.	OVERHEAD WIRE
R=	RADIUS
S.F.	SQUARE FEET
S.M.H.	SANITARY MANHOLE
T.H.H.	TELEPHONE HANHOLE
U.G.D.S.	UNDERGROUND DOWNSPOUT
U.P.	UP
V.G.C.	VERTICAL GRANITE CURB
W.G.	WATER GATE
Δ	DELT
(P)	NUMBER OF PARKING SPACES
—	EXISTING SPOT GRADE
—	EXISTING GRADING
—	EXISTING UTILITIES
—	UNDERGROUND ELECTRIC LINE
—	WATERLINE

EXISTING TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BL	BLACK LOCUST
EB	EUROPEAN BEECH
H.C.	HORSE CHESTNUT
HL	HORNbeam
NM	NORWAY MAPLE
RO	RED OAK
SM	SUGAR MAPLE
DBL	DOUBLE

TREE LOCATION

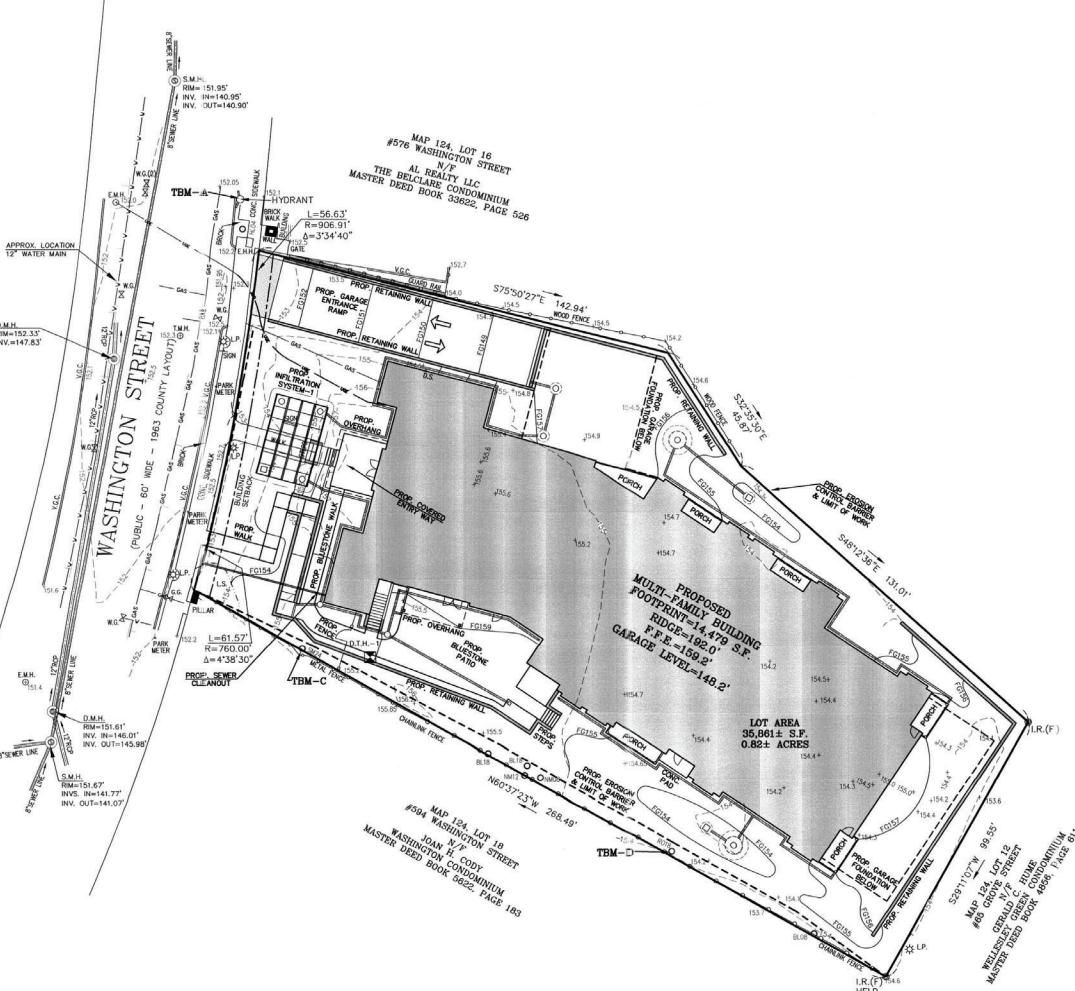


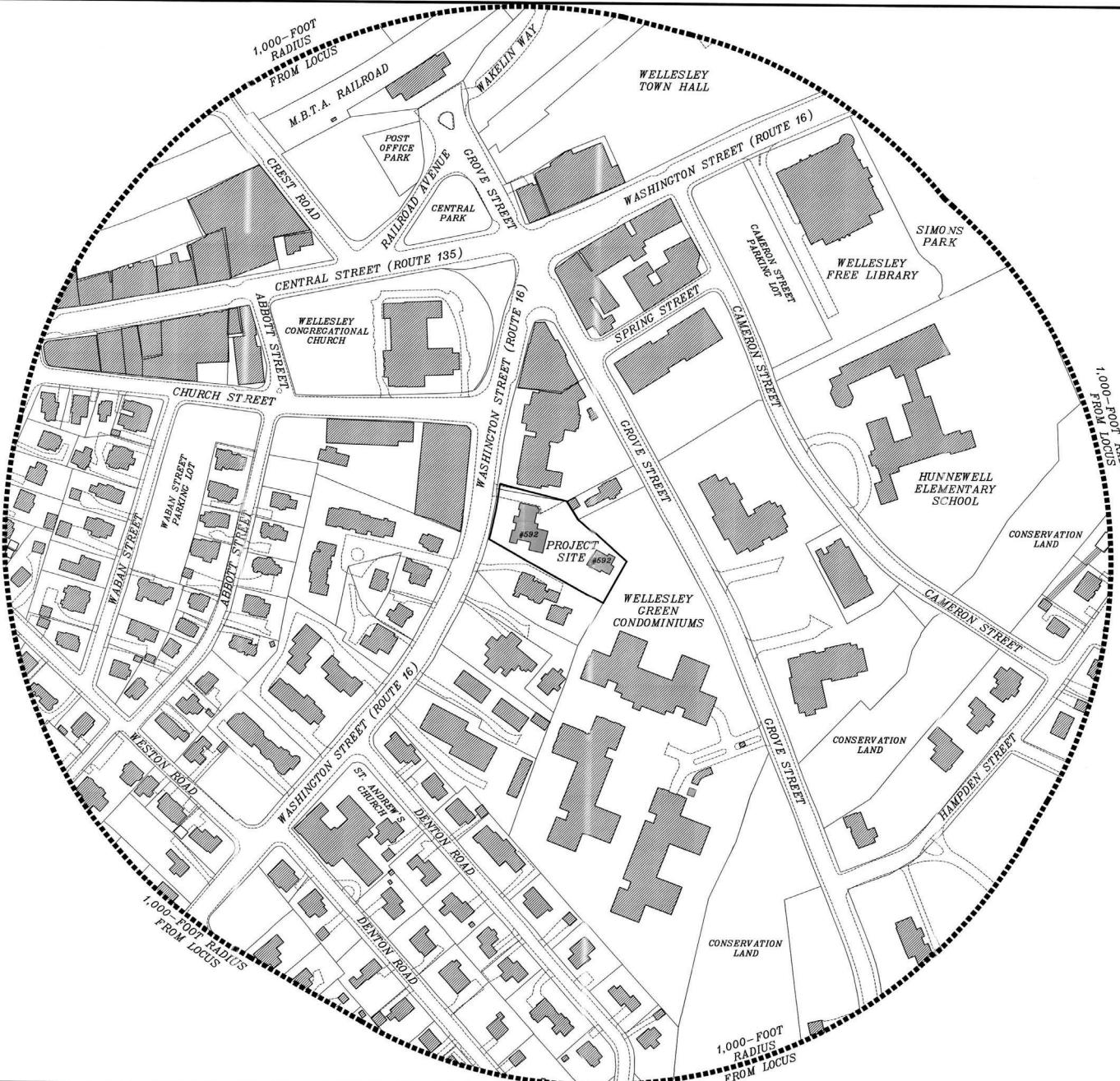
FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.E. # 31967 (CIVIL)
 P.L.S. # 37046

GRAPHIC SCALE
 1 inch = 20 ft. (FEET)
 25 5 10 20 40 60 (METERS)
 0 4 8 12 16 20 30 (METERS)

PROPOSED SITE PLAN (GROUND LEVEL) #592 WASHINGTON STREET IN WELLESLEY, MASS.

PREPARED FOR:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
PROPERTY OF:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
ENGINEERS & SURVEYORS:	METROWEST ENGINEERING, INC. 75 FRANKLIN STREET Wellesley, MA 02482 TELE: (508) 636-0063 EMAIL: INFO@MWEENGINEERING.COM
SHEET C6.0	DATE: NOVEMBER 24, 2025
CALCD BY: BTN	FIELD BK: 763
DRAFTER: CJC	PROJECT: WEL_WASA4 DWG FILE





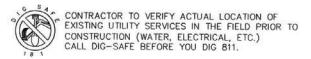
NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 124, LOT 17. RECORD TITLE FROM CERTIFICATE #214101.

2. UTILITIES LOCATED BASED ON THE PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED ON DIRECT OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. MAKES NO WARRANTY THAT UTILITIES ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL, DESIGN, OR SIZE. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING AN EXPRESS OR IMPLIED WARRANTY THAT ALL SURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, TRENCHES, AND VAULTS, UNDERGROUND TANKS, OR CHAMBERS, DUCT BANKS, AND OTHER MAN-MADE IMPROVEMENTS THAT LIE BEHIND THE GROUND SURFACE AT THE TIME OF THE SURVEY.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REMOVE UTILITIES AS REQUIRED BY THE LOCAL GOVERNMENT DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING UTILITIES, UNLESS RELATABLE TO WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.

4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0016F, BEARING AN EFFECTIVE DATE OF JULY 8, 2025.

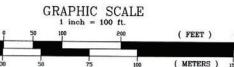


ZONING:

WELLESLEY SQUARE COMMERCIAL DISTRICT
MIN. AREA = N.A.
MINIMUM FRONTAGE = N.A.
SETBACKS:
FRONT YARD = 5 FEET
SIDE YARD = N.A.
REAR YARD = N.A.
MAXIMUM HEIGHT = 45 FEET (3 STORIES)
MAXIMUM LOT COVERAGE= N.A.
FLOOR AREA RATIO = 0.30



Robert A. Gemma
FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046

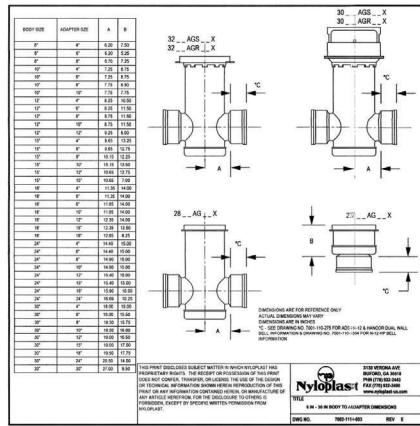


LOCUS PLAN #592 WASHINGTON STREET IN WELLESLEY, MASS (NORFOLK COUNTY)

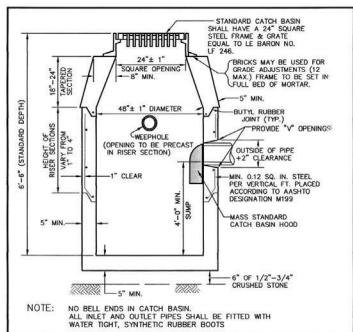
PREPARED FOR:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
PROPERTY OF:	592 WASHINGTON LLC 869 WORCESTER STREET WELLESLEY, MA 02482
ENGINERS & SURVEYORS:	MWE METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TELE.: (508)626-0063

SHEET C7.0 DATE: NOVEMBER 24, 2025
CAL'D BY: BTN FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTER: CJC PROJECT: WEL_WAS4 DWG FILE:

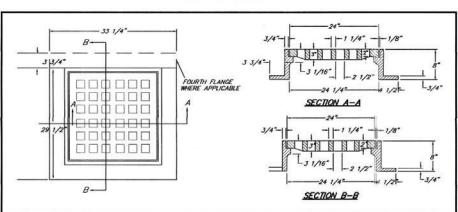
P.V.C. JUNCTION BOX
NOT TO SCALE



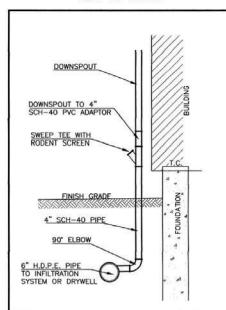
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



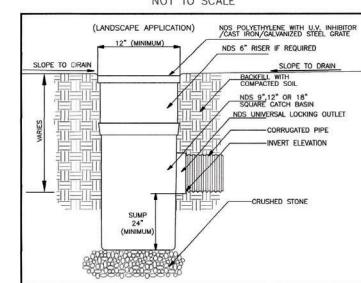
SQUARE CATCH BASIN FRAME & GRATE
NOT TO SCALE



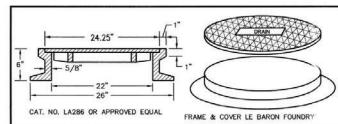
DOWNSPOUT DETAIL
NOT TO SCALE



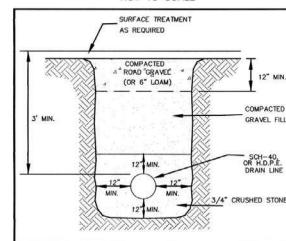
NDS AREA DRAIN
NOT TO SCALE



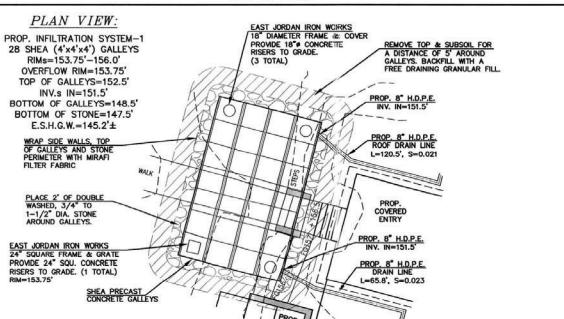
STANDARD DRAIN MANHOLE
FRAME & COVER
NOT TO SCALE



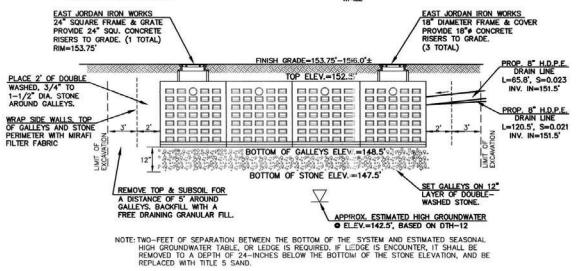
TYPICAL DRAIN LINE TRENCH
NOT TO SCALE



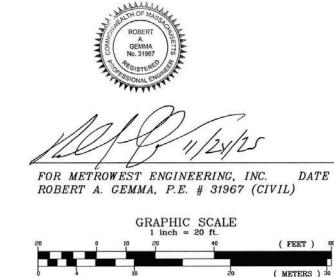
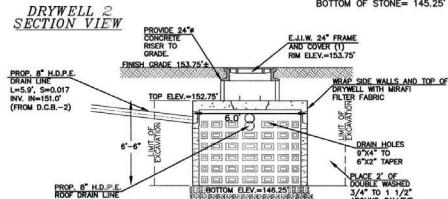
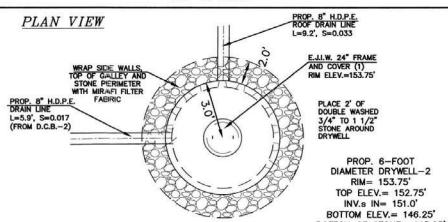
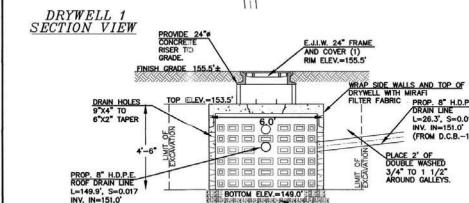
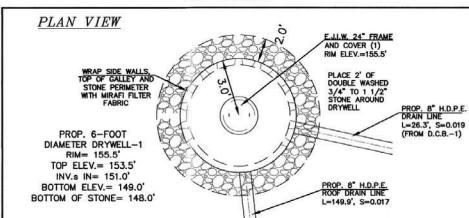
PROPOSED INFILTRATION SYSTEM 1
NOT TO SCALE



PROFILE VIEW:



PROPOSED 6-FOOT PRECAST CONCRETE DRYWELL-1 PROPOSED 6-FOOT PRECAST CONCRETE DRYWELL-2
NOT TO SCALE

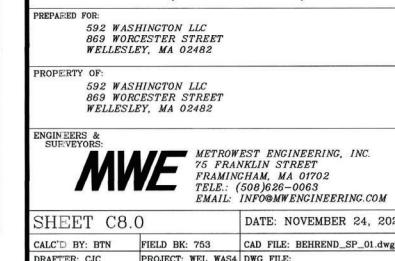


FOR METROWEST ENGINEERING, INC. DATE

ROBERT A. GEMMA, P.E. # 31967 (CIVIL)

GRAPHIC SCALE
1 inch = 20 ft.
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 (FEET)
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 (METERS)

DETAILS PLAN
#592 WASHINGTON STREET
IN
WELLESLEY, MASS
(NORFOLK COUNTY)



PREPARED FOR:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

PROPERTY OF:
592 WASHINGTON LLC
869 WORCESTER STREET
WELLESLEY, MA 02482

ENGINEERS &
SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
Wellesley, MA 02481
TELE: (508) 826-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C8.0

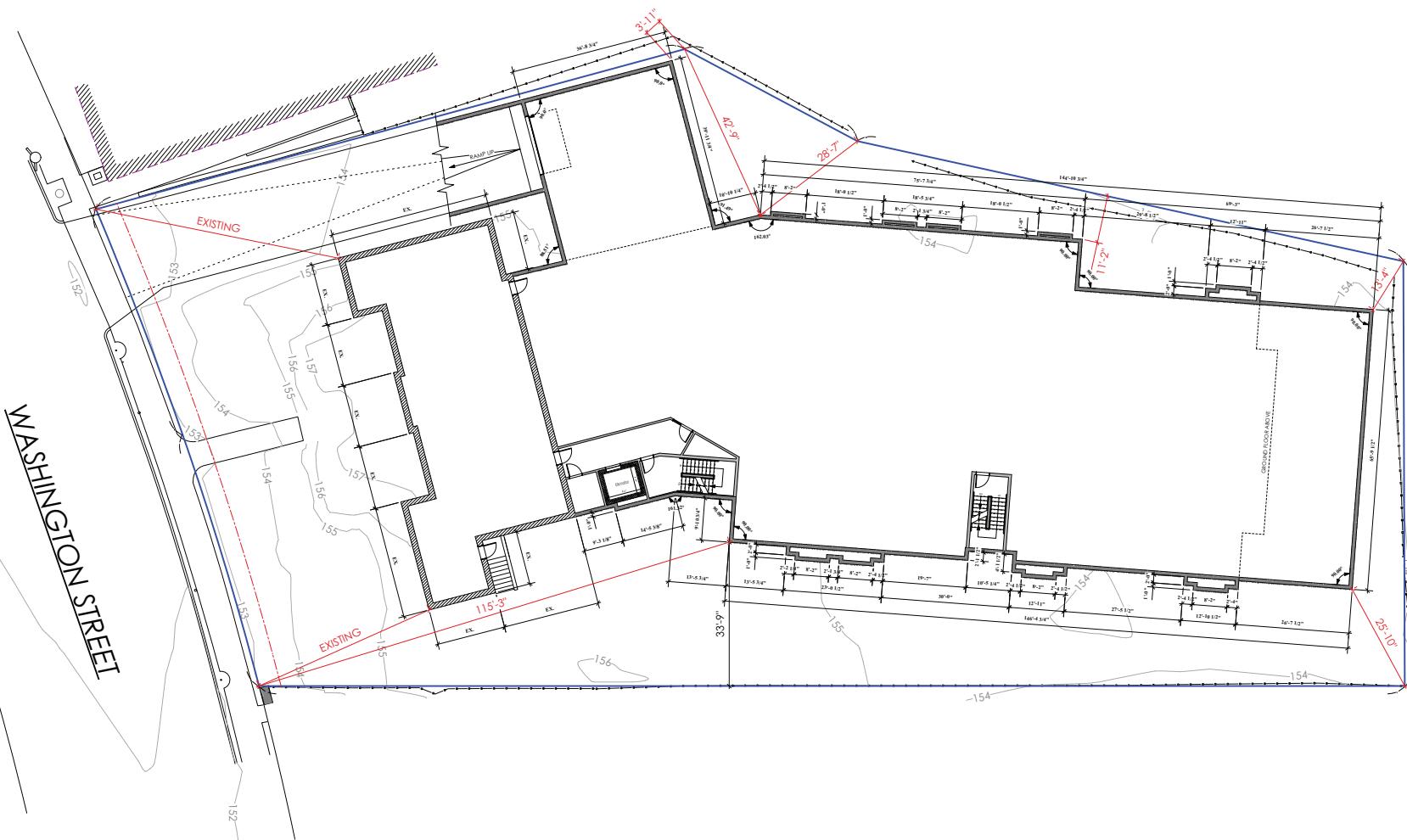
DATE: NOVEMBER 24, 2025

CALCD BY: BTN FIELD BK: 753 CAD FILE: BEHREND_SP_01.dwg
DRAFTER: CIC PROJECT: WEL_WASA DWG FILE:

Proposed Multi Family Use

592
Washington St.
Wellesley, MA

— OWN



architects
mckay

35 Bryant Street
Dedham, MA 02026
ph: 781.326.5400
www.mckayarchitects.net

OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay

Building Footprint

JOB NO	
DATE	09.19.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1" = 10'

